

Belvedere Road, Blackburn, Lancashire. BB1 9NS

£295,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

THREE BEDROOM SEMI DETACHED PROPERTY IN ENVIABLE LOCATION BORDERING THE RIBBLE VALLEY! Occupying an enviable position on Belvedere Road stands this beautifully presented dormer bungalow, boasting versatile accommodation and truly wonderful countryside views to the rear. This is an exciting opportunity for those looking to reside on this quiet road, with a wide array of amenities within walking distance. Early viewing is essential for this wonderful home.

Upon entering this attractive home you are greeted with a welcoming hallway housing the stairs to the first floor. The attractive lounge features a multi fuel stove, bringing warmth and character to the space. Stepping in to the breath-taking lounge diner, you'll find an open space perfect for entertaining and flows beautifully into the rear garden. This is a stunning space filled with natural daylight thanks to the French doors and large window allowing you to enjoy the incredible countryside views. Ample storage can be found in the kitchen in the form of base and eye level units in a light wood finish, with contrasting counter tops and brick effect tiling in white. Dual aspect windows ensure the wonderful views can be admired, as well as allowing this to be a light and inspiring space. Completing the ground floor is bedroom three which benefits from fitted furniture ensuring the space is maximised, and the four piece bathroom including a separate shower enclosure. On the first floor, you'll find a spacious landing which is currently utilised as an office space! The master bedroom benefits from high quality built in wardrobes and enjoys the unspoiled views of rolling hills. The master is serviced by a four piece en-suite bathroom with a vanity unit, shower enclosure and roll top bath. Bedroom two is a comfortable double bedroom, ensuring this property is ideal for modern family living. Completing the property internally is a two piece wc in white with under eaves and built in storage.

This admirable property is situated within walking distance to a wide array of amenities, including a Co-op, a family run bakery, beauty salons and opticians. Driveway parking is present to the front of the home, as well as on street parking being fully available. In addition to this is a larger than average single garage which benefits from power, lighting and water supply. The rear garden is a remarkable outdoor space with a laid to lawn area and a patio where majestic views of the countryside can be enjoyed. Early viewing is highly advised for this splendid home.

FEATURES

- Semi-Detached Dormer Bungalow
- Two Superb Reception Rooms
- Versatile Three Bedroom Property
- En-suite To Master Bedroom & Ground Floor Bathroom
- Single Garage with Power, Lighting & Water
- CCTV System Installed
- Driveway Parking
- Wonderful Rear Garden With Incredible Views
- Council Tax Band D



ROOM DESCRIPTIONS

Ground Floor

Hallway

Laminate flooring, ceiling coving, uPVC double glazed door, cupboard housing freezer, storage cupboard, stairs to first floor, panel radiator, phone point.

Lounge

14' 08" x 11' 01" (4.47m x 3.38m) Carpet flooring, multi fuel stove, ceiling coving, uPVC double glazed window.

Lounge / Diner

18' 01" x 15' 07" (5.51m x 4.75m) Carpet flooring, ceiling coving, ceiling spotlights, double oak doors in to hallway, French doors in to garden, uPVC double glazed window, 2 x panel radiator, TV point x 2.

Kitchen

12' 02" x 11' 04" (3.71m x 3.45m) Range of fitted wall and base units with contrasting upstands and work surfaces, tiled splashback, 1 1/2 ceramic sink and drainer, integral electric oven, gas hob, extractor, space for fridge, plumbed for washing machine, lino flooring, panel ceiling, designer radiator, uPVC double glazed window x 2 and rear door.

Bedroom Three

10' 09" x 10' 07" (3.28m x 3.23m) Carpet flooring, fitted furniture, ceiling spotlights, ceiling coving, large under the stairs storage cupboard, panel radiator, uPVC double glazed window.

Bathroom

8' 04" x 7' 08" (2.54m x 2.34m) Four piece in white including a roll top, freestanding bath, shower enclosure with mains fed shower, 2 x frosted uPVC double glazed window, tiled splashback, vanity unit housing sink, lino flooring, panel ceiling with spotlights, cast iron radiator.

First Floor

Landing/Office

14' 00" x 13' 05" (4.27m x 4.09m) Carpet flooring, oak and glass balustrade, Velux window, ceiling spotlights, under eaves storage, loft access - ladder and light (not boarded)

Master Bedroom

16' 4" x 14' 07" (4.98m x 4.45m) Double bedroom with carpet flooring, fitted furniture, ceiling spotlights, panel radiator, TV point x 2, uPVC double glazed window.

En-suite To Master Bedroom

12' 02" x 10' 05" (3.71m x 3.17m) Four piece in white with free standing roll top bath, shower enclosure with mains fed shower, large vanity unit housing sink, Velux window, laminate flooring, ceiling spotlights, heated towel radiator.

Bedroom Two

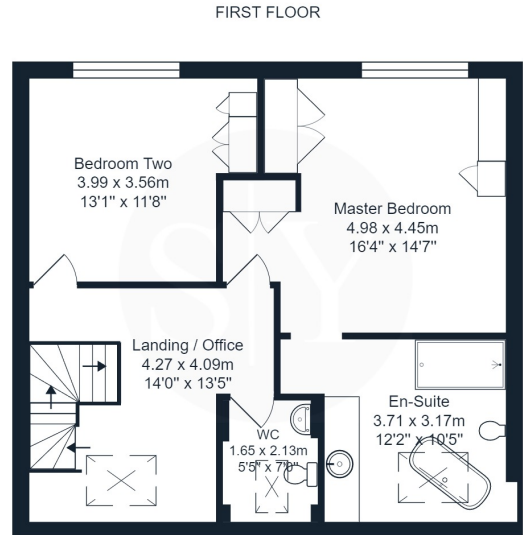
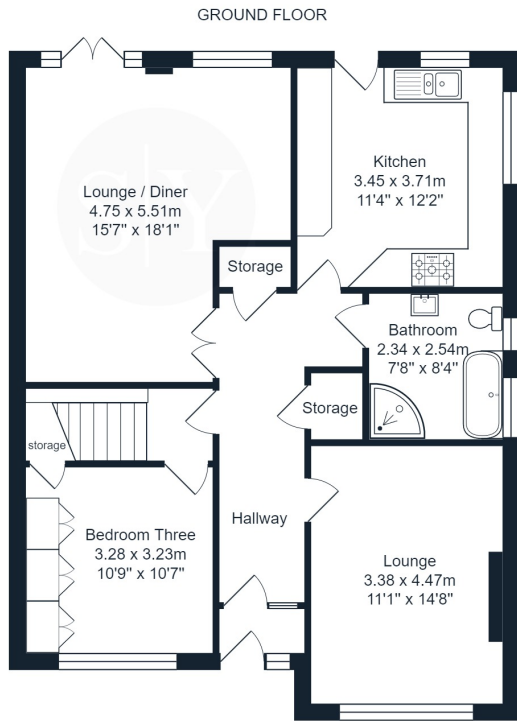
13' 01" x 11' 08" (3.99m x 3.56m) Carpet flooring, ceiling spotlights, panel radiator, TV point, uPVC double glazed window.

WC

7' 00" x 5' 05" (2.13m x 1.65m) Two piece in white, laminate flooring, ceiling coving, under eaves storage, built in storage, heated towel radiator, Velux window.



FLOORPLAN



Belvedere Road, Blackburn.

Total Area: 154.5 m² ... 1663 ft²

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

