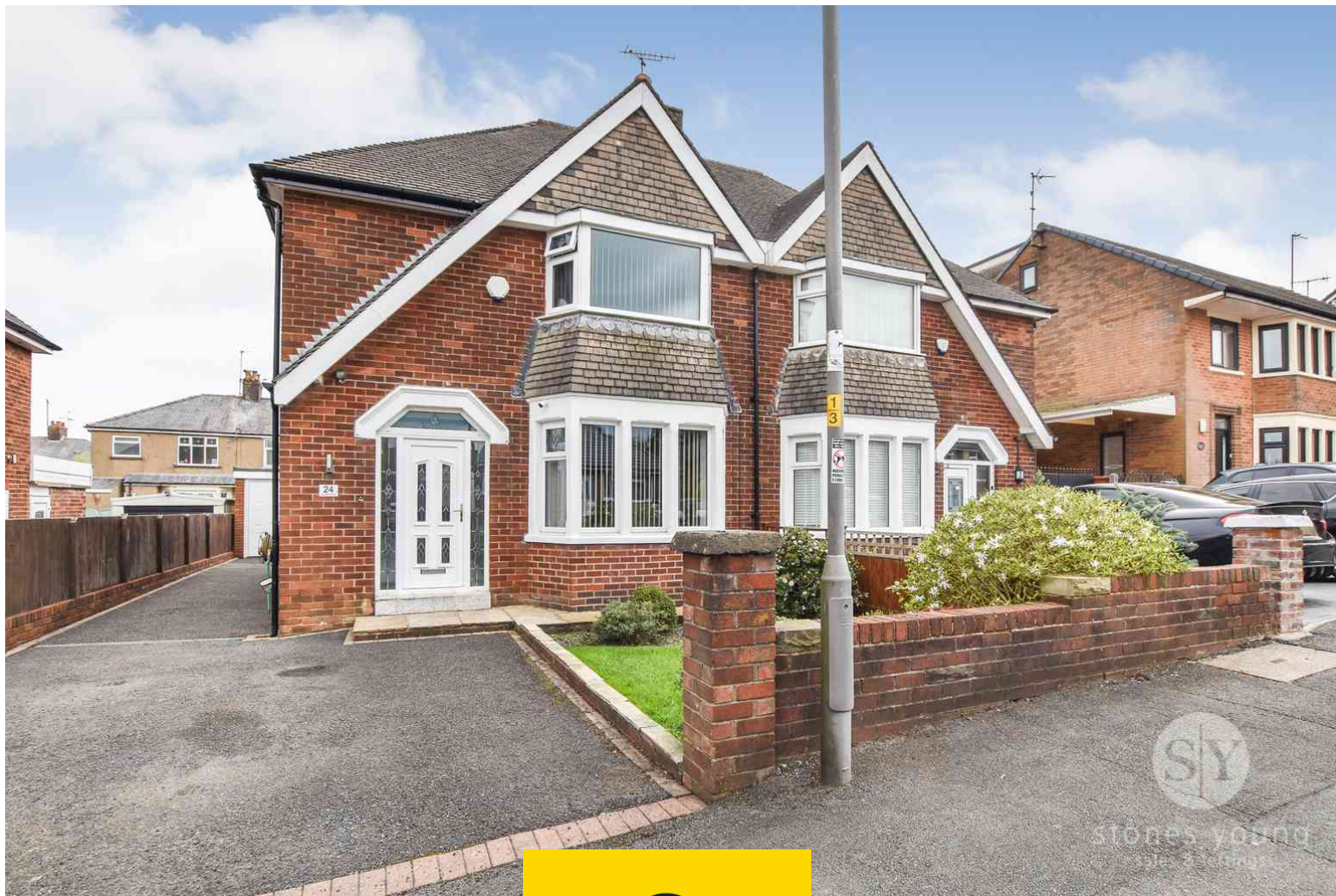


Quebec Road, BLACKBURN, Lancashire. BB2 7BZ

£259,950 Leasehold

FOR SALE



Blackburn
740, Whalley New Road, Blackburn, BB1 9BA



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PROPERTY DESCRIPTION

SPACIOUS FOUR BEDROOM SEMI DETACHED FAMILY HOME IN LAMMACK Set in this highly sought after location stands this beautifully presented property set over three floors, offering a high standard of modern accommodation throughout. Boasting driveway parking and a wonderful sun rear garden, this property presents a fantastic opportunity for any growing family looking for a property in this sought after area.

This delightful property briefly comprises an entrance vestibule and welcoming hallway with storage and stairs leading to the first floor. The generous lounge diner features a large bay window allowing this to be a superb, light filled space benefitting from a gas fire in feature fireplace offering a focal point for the room. French doors lead into the rear garden from the dining area and the open plan feel is perfect for family living. The fitted kitchen boasts ample storage in the form of base and eye level units in a high quality finish, with contrasting work surfaces, integral fridge and freezer and space for further under counter appliances. Modern white tiling and tiled flooring compliment this stylish space perfectly. In addition to this is an external utility room with sink, plumbed for washing machine and with space for a tumble dryer. On the first floor you'll find the landing with large storage cupboard, two double bedrooms which are both light filled and airy. Bedroom four is also present, a single with built in storage. Completing the first floor is the beautifully presented, three piece bathroom which benefits from a separate shower enclosure and is finished with modern tiling. The second floor houses a spacious bedroom with a dressing area and plentiful under eave storage! The current vendors have paid attention to detail with high quality fixtures and fittings throughout and is immaculately presented, ensuring this to be a move in ready home.

Occupying an enviable plot, this property benefits from a driveway, providing parking for two cars. With side access to the single garage and to the rear, you'll discover a gorgeous enclosed, laid to lawn garden with mature planting and a delightful decked area, which has created the perfect combination for the whole family to enjoy spending time together outdoors. High interest is expected due to the excellent standard of accommodation on offer and so early viewing is essential.

FEATURES

- Three Double Bedrooms
- Attic Conversion
- Sought After Area Of Lammack
- Front and Rear Gardens
- Driveway Parking & Detached Single Garage
- uPVC Double Glazing & Gas Central Heating
- Spacious Semi Detached Family Home
- Council Tax Band C



ROOM DESCRIPTIONS

Ground Floor

Vestibule

uPVC double glazed door, tiled flooring, ceiling coving.

Hallway

Laminate flooring, stairs to first floor with spindle balustrade, ceiling coving, under stairs storage and storage cupboard, uPVC double glazed frosted window, designer radiator.

Lounge / Diner

27' 01" x 11' 01" (8.26m x 3.38m)

Lounge

Laminate flooring, gas fire with wood surround and marble hearth, ceiling coving, uPVC double glazed window, panel radiator, TV point, phone point.

Diner

Laminate flooring, uPVC double glazed French doors, ceiling rose, ceiling coving, panel radiator.

Kitchen

9' 06" x 7' 10" (2.90m x 2.39m) Range of fitted wall and base units and contrasting work surfaces, space for freestanding gas oven, plumbed for dishwasher, integrated fridge and freezer, extractor fan, laminate flooring, ceiling coving, uPVC double glazed window x2 and door, panel radiator.

Utility (External)

Space for tumble dryer, space for washing machine, sink in white, tiled flooring.

First Floor

Landing

Wood flooring, storage cupboard with shelving, ceiling coving, access to second floor, uPVC double glazed frosted window.

Master Bedroom

12' 01" x 10' 01" (3.68m x 3.07m) Wooden flooring, ceiling coving, uPVC double glazed window, panel radiator, TV point.

Bedroom Two

12' 11" x 10' 04" (3.94m x 3.15m) Wooden flooring, walk in wardrobe, ceiling coving, uPVC double glazed window, panel radiator.

Bedroom Four

7' 07" x 6' 11" (2.31m x 2.11m) Wooden flooring, built in wardrobe, ceiling coving, uPVC double glazed window, panel radiator.

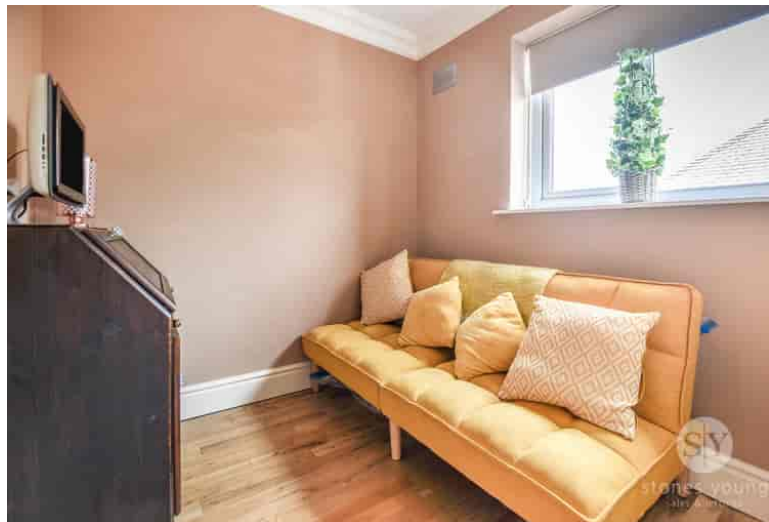
Bathroom

8' 09" x 5' 04" (2.67m x 1.63m) Three piece suite in white with mixer shower tap over bath, shower enclosure with mains fed shower, tiled splashbacks, panel ceiling with spotlights, wall mirror, heated towel radiator, uPVC double glazed frosted window x2.

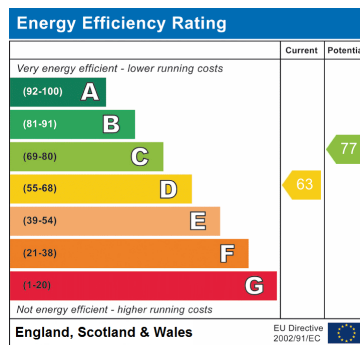
Second Floor

Bedroom Three

13' 07" x 13' 04" (4.14m x 4.06m) Laminate flooring, under eaves storage, Velux window x3, spindle balustrade, panel radiator, TV point.



EPC



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.