

Crediton Close, Blackburn, Lancashire. BB2 4NP

£120,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*THREE BEDROOM SEMI DETACHED HOME IN SOUGHT AFTER LOCATION\*** Set in this enviable position on Crediton Close stands this three bedroom property complete with driveway parking and a single garage to the rear. Early viewing is advised as high interest is expected due to the superb location and accommodation on offer.

This delightful property briefly comprises a brief entrance vestibule leading into the lounge. The open lounge has stairs leading to the first floor and benefits from plenty of natural light thanks to the large bay window to the front. The kitchen boasts ample storage in the form of base and eye level units with contrasting work surfaces. As well as this there is plenty of space for freestanding appliances and patio doors which provide access to the rear garden. To the first floor, leading from the landing, is the master bedroom which allows space for storage.

Bedroom two is another comfortable double and there is a third single bedroom as well. Completing this charming property is the three piece family bathroom. The property is warmed through gas central heating and benefits from double glazing throughout.

Livesey is a desirable location with a fantastic community. This property is situated within the catchment area of highly regarded schools, as well as being close to excellent amenities and transport links into Blackburn, Darwen and motorways. The property benefits from driveway parking for two cars. To the rear, there is a single detached garage as well as a private garden space. Early viewing is advised to appreciate the accommodation on offer!

## FEATURES

- Driveway parking
- Two double bedrooms
- Not on a Water Meter
- Detached garage with power and lighting
- Freehold
- uPVC Double Glazing & Gas Central Heating
- Council Tax Band B



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Laminate flooring, uPVC double glazed windows.

#### Lounge

13' 04" x 14' 01" (4.06m x 4.29m) Laminate flooring, stairs to first floor, uPVC double glazed window, panel radiator, TV point.

#### Kitchen

14' 00" x 7' 02" (4.27m x 2.18m) Range of fitted wall and base units and contrasting work surfaces, stainless steel sink and drainer, space for gas cooker, space for fridge freezer, space for washing machine, lino flooring, extractor fan, patio doors to rear garden, uPVC double glazed window, panel radiator.

### First Floor

#### Landing

Carpet flooring, uPVC double glazed window.

#### Bedroom One

12' 10" x 7' 10" (3.91m x 2.39m) Laminate flooring, panel radiator, uPVC double glazed window.

#### Bedroom Two

9' 08" x 7' 08" (2.95m x 2.34m) Laminate flooring, panel radiator, uPVC double glazed window.

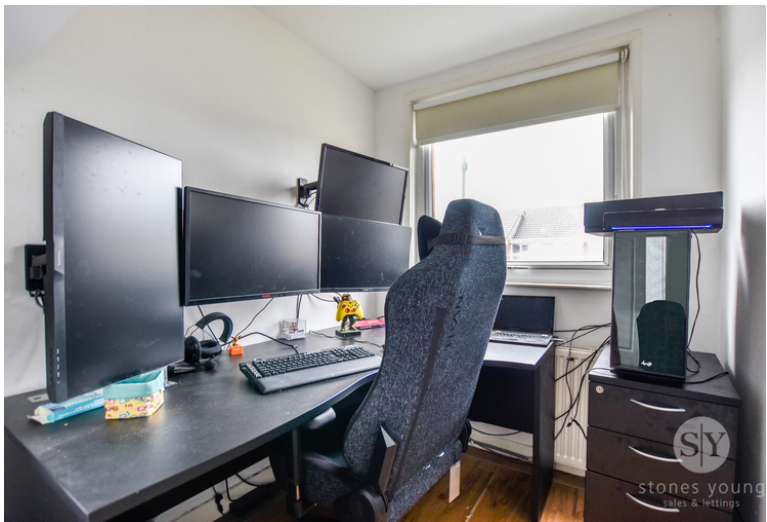
#### Bedroom Three

9' 02" x 5' 08" (2.79m x 1.73m) Laminate flooring, storage cupboard housing boiler, panel radiator, uPVC double glazed window.

#### Bathroom

Three piece suite in white, electric shower over bath, w/c, sink, laminate flooring, heated towel radiator, uPVC double glazed frosted window.







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.