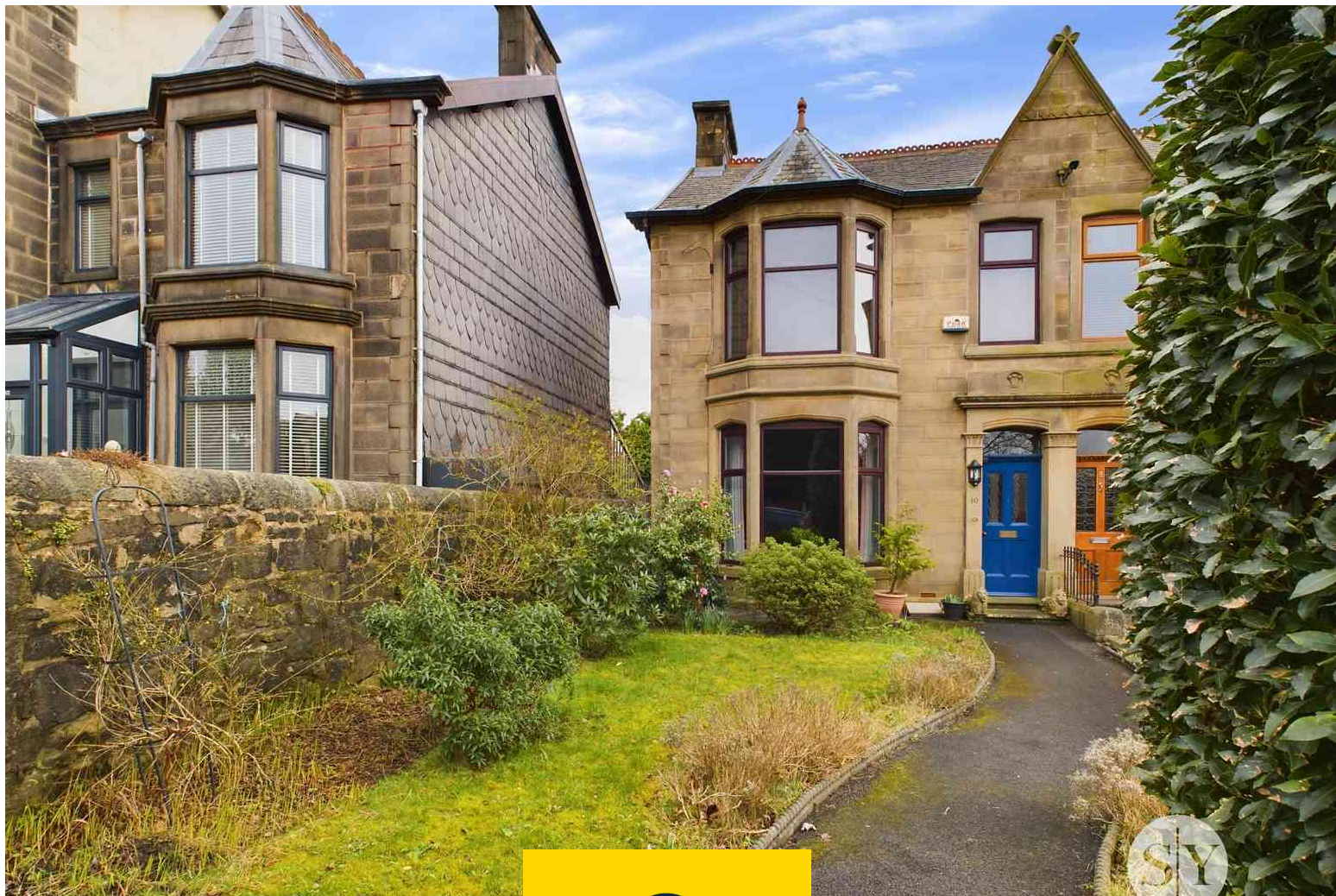


Merlin Road, Blackburn, Lancashire. BB2 7BA

£340,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME IN ENVIABLE REVIDGE LOCATION! Introducing this spacious four-bedroom property nestled within the highly sought-after area of Revidge, offering a great standard of accommodation with the added convenience of no onward chain. Spanning approximately 1929.5 square feet, this residence boasts an enviable plot and presents a blend of charm and modern functionality.

Upon entering, you are greeted by a welcoming vestibule and hallway housing the stairs to the first floor, alongside a convenient two-piece WC. The front of the property hosts a generously proportioned lounge adorned with a large window inviting ample natural light and featuring a stunning gas fire, perfect for cosy evenings. A second reception room offers versatility, enhanced by built-in storage and two double glazed windows. Adjacent is the expansive dining room seamlessly connected to the kitchen, equipped with ample storage provided by stylish shaker-style base and eye-level units in elegant grey hues, complemented by space for under-counter appliances. A sunroom and shed extend from the kitchen, ideal for additional storage or as a quiet retreat.

Ascending to the first floor, a landing leads to four well-appointed bedrooms. The master bedroom boasts built-in storage, while two further double bedrooms offer comfortable accommodation, with one benefiting from a dressing room area. An additional single bedroom provides flexibility for various lifestyle needs. Completing the internal layout, the family bathroom features a shower over the bath, ensuring practicality meets comfort. Enhanced by full double glazing and a newly installed combi boiler in November 2022, this property offers modern efficiency and peace of mind.

Externally, the property delights with a charming laid-to-lawn garden at the front, complemented by a charming path leading to the entrance. The rear garden offers a private retreat, enclosed and adorned with a lawn and patio bordered by mature hedges, perfect for outdoor gatherings or relaxation. Convenient on-street parking is readily available on the private road, ensuring practicality for residents. Combining spacious interiors, modern comforts, and a desirable location, this property presents an exceptional opportunity not to be missed.

FEATURES

- No Onward Chain
- Spacious Semi-detached Family Home
- Desirable Location of Revidge
- Great Standard of Accommodation Throughout
- Three Reception Rooms
- Four Bedrooms
- On Street Parking on Private Road
- Superb Front & Rear Gardens
- Freehold
- Council Tax Band E; On a Water Meter



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet mat, double glazed uPVC front door.

Hallway

Carpet flooring, dado rail, stairs to first floor, panel radiator.

Lounge

Carpet flooring, ceiling coving, gas fire with hearth and surround, panel radiator, TV point, uPVC double glazed window.

Dining Room

Carpet flooring, panel radiator, uPVC double glazed window x 2.

Second Reception

Carpet flooring, feature tiled hearth and space for fire, panel radiator, uPVC double glazed window.

Kitchen

Range of fitted wall and base units with contrasting work surfaces, Karndean flooring, 5 x ring gas hob, electric oven, space for fridge freezer, plumbed for washing machine and dishwasher, stainless steel sink and drainer, panel radiator, uPVC double glazed window and door to rear.

WC

Vinyl flooring, two piece in white.

First Floor

Landing

Carpet flooring, panel radiator.

Master Bedroom

Carpet flooring, fitted cupboards, panel radiator, uPVC double glazed window.

Bedroom Two

Carpet flooring, panel radiator, uPVC double glazed window x 2.

Bedroom Three

Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Four

Carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

Vinyl flooring, three piece in white with mains fed shower over bath, tiled floor to ceiling, ceiling spotlights, heated towel radiator, frosted uPVC double glazed window.



FLOORPLAN



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.