

**Manitoba Close, Blackburn, Lancashire. BB2 7DR**

**£195,000 Freehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

**\*THREE BEDROOM FAMILY HOME SET ON SUBSTANTIAL PLOT IN ENVIABLE LAMMACK LOCATION\*** Presented to the market with no chain delay stands this beautifully presented, semi detached property which boasts an impressive rear garden, driveway parking and a garage. This is an exciting opportunity for those looking to reside in this coveted location.

Upon entering this attractive property through the entrance porch you will find the welcoming hallway with stairs leading to the first floor. The tranquil lounge offers features a decorative fireplace which acts as a stunning focal point in this light filled room. This generous space leads to a fantastic dining area with doors flowing beautifully in to the versatile orangery, where tranquil views over the impressive garden can be enjoyed. Stepping in to the fitted kitchen you'll find ample storage in the form of base and eye units in a modern, white high gloss finish, with dark contrasting work surfaces and splash backs, complimenting the space perfectly. The kitchen boasts a seamless and minimal design and features integral appliances including a fridge freezer and dishwasher. Completing the ground floor is a handy utility room with access to the rear garden. On the first floor, leading from the landing which provides access to the boarded loft, is the master bedroom which boasts attractive fitted wardrobes ensuring the space is maximized. Bedroom two is a generous double room with plenty of space for bedroom furniture. Completing the internal accommodation is a third, single bedroom with a fitted wardrobe, along with the stylish fully tiled, four piece family bathroom suite in white, with sumptuous grey tiling and a separate shower enclosure. The property is warmed through gas central heating and benefits from double glazing throughout.

This admirable property is situated in a favourable position on Manitoba Close, with driveway parking to the front for three cars. A single garage benefitting from power and lighting is also present, along with a well maintained garden with bedding plants. You'll find an extensive laid to lawn garden to the rear with multiple patio areas to enjoy. Mature trees and hedges ensure privacy to this incredible space which must be seen to be fully appreciated. Due to the expansive plot, this property is perfect for further development (subject to planning permission)

High interest is anticipated for this delightful home and so early viewing is simply essential.

## FEATURES

- Well Appointed Three Bedroom Semi Detached Home
- Desirable Lammack Location
- Superb Plot with Extensive Rear Garden
- Great Standard of Accommodation Throughout
- Orangery Enjoying Stunning Garden Views
- Utility Room
- Garage with Power & Lighting
- Driveway Parking
- No Chain Delay
- Freehold; Council Tax Band C



## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Wooden flooring, meter cupboard, uPVC double glazed window.

#### Hallway

Carpet flooring, stairs to first floor, panel radiator.

#### Lounge

12' 7" x 11' 8" (3.84m x 3.56m) Carpet flooring, decorative fire with stone hearth and surround, panel radiator, TV point, phone point, uPVC double glazed window.

#### Dining Area

8' 3" x 7' 5" (2.51m x 2.26m) Carpet flooring, French uPVC double glazed doors leading in to orangery.

#### Orangery

13' 00" x 10' 07" (3.96m x 3.23m) Laminate flooring, French uPVC double glazed door in to garden, panel radiator, uPVC double glazed windows.

#### Kitchen

9' 9" x 9' 1" (2.97m x 2.77m) Range of fitted wall and base units with contrasting work surfaces, composite sink and drainer, electric oven, gas hob, extractor fan, integral fridge freezer, integral dishwasher, tiled flooring, under stair storage, uPVC double glazed window.

#### Utility Room

8' 7" x 3' 6" (2.62m x 1.07m) Wall mounted combi boiler, space for washing machine, uPVC double glazed window.

### First Floor

#### Landing

Loft access to boarded loft, uPVC double glazed window.

### Master Bedroom

10' 09" x 10' 03" (3.28m x 3.12m) Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

### Bedroom Two

10' 05" x 10' 00" (3.17m x 3.05m) Double bedroom with carpet flooring, panel radiator, uPVC double glazed window.

### Bedroom Three

7' 1" x 6' 11" (2.16m x 2.11m) Carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

### Bathroom

8' 9" x 6' 8" (2.67m x 2.03m) Four piece in white with separate shower enclosure, tiled flooring, tiled floor to ceiling, heated towel radiator, frosted uPVC double glazed 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.