

Whinney Lane, Blackburn, Lancashire. BB2 7DF

£165,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

THREE BEDROOM SEMI DETACHED PROPERTY IN DESIRABLE LAMMACK LOCATION! Situated in an enviable position stands this well appointed family home. Complete with driveway parking and a generous rear garden, this property presents a wonderful opportunity to make your mark and create a stunning home.

This great property benefits from a freehold tenure and briefly comprises an entrance vestibule and hallway which benefits from storage and houses the stairs leading to the first floor. The 20ft lounge provides a light filled space, featuring an open fire and patio doors flowing beautifully out to the rear garden. In the kitchen, you will find storage in the form of base and eye level units with contrasting work surfaces and modern brick effect tiles in white. On the first floor, leading from the landing which boasts a beautiful stained glass window, is the master bedroom, a second double bedroom and the third single bedroom. Completing the property internally is the fully tiled, three piece family bathroom suite in white.

Lammack is a highly sought after area due to the excellent schools, transport links in to Blackburn and local places of worship being close by. This wonderful property benefits from driveway parking to the front, with hedges providing privacy to the home. To the rear there is a sizable laid to lawn enclosed garden, allowing for the property to be extended if desired, subject to planning permission. Due to the location and potential of this fantastic property, early viewing is highly advised.

FEATURES

- Enviably Lammack Location
- Semi-detached
- Potential to Extend Subject To Planning Permission
- Driveway Parking
- Generous Rear Garden
- EPC Rating D
- Council Tax Band B
- Three Bedrooms



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Tiled flooring, double glazed uPVC front door.

Hallway

Laminate flooring, storage, panel radiator, stairs to first floor.

Lounge

20' 08" x 11' 08" (6.30m x 3.56m) Laminate flooring, open fire with tiled hearth & wood surround, panel radiator x 2, TV point, phone point, uPVC double glazed window, doors leading on to patio.

Kitchen

9' 03" x 6' 08" (2.82m x 2.03m) Range of fitted wall and base units and contrasting work surfaces, tiled effect laminate flooring, 4 x ring gas hob, tiled splashback, stainless steel sink and drainer, plumbed for washing machine, electric oven, wall mounted boiler, extractor fan, panel radiator, uPVC double glazed window x 2.

First Floor

Landing

Carpet flooring, stained glass wooden window.

Master bedroom

11' 07" x 8' 10" (3.53m x 2.69m) Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom two

11' 07" x 8' 04" (3.53m x 2.54m) Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom three

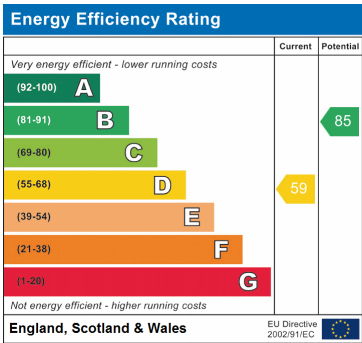
11' 07" x 6' 03" (3.53m x 1.91m) Carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

5' 11" x 5' 05" (1.80m x 1.65m) Vinyl flooring, three piece in white, tiled floor to ceiling, ceiling spotlights, radiator, frosted uPVC double glazed window.



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.