

Livesey Branch Road, Blackburn, Lancashire. BB2 5DF

£189,950 Leasehold

FOR SALE



stones young  
sales & lettings

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## PROPERTY DESCRIPTION

**\*THREE BEDROOM FAMILY HOME IN SOUGHT AFTER FENISCOWLES LOCATION!\*** Occupying an enviable plot stands this well appointed, semi detached property on Livesey Branch Road. This spacious property is complete with driveway parking, a detached garage and wonderful gardens, ensuring this to be an ideal property for modern family living. Early viewing is essential as high interest is expected for this wonderful home.

Upon entering the property you are greeted by a welcoming hallway with stairs to the first floor. The open lounge/dining room creates the perfect space for the family to relax and for entertaining guests, with dual aspect lighting and a central electric fire in a marble hearth. The modern kitchen features wall and base units with contrasting wood effect work surfaces and space for under counter appliances as well as integrated oven, gas hob and extractor fan. On the first floor, leading from the landing is the spacious master bedroom with fitted wardrobes which allow for the floorspace to be utilised perfectly. A second double and third single bedroom are also available and again benefit from fitted units. Completing the property internally is the two piece bathroom in white and separate w/c. The property is warmed through gas central heating and mostly double glazing throughout.

Feniscowles is a desirable location with a fantastic community spirit. This delightful property is situated within the catchment area of highly regarded schools, as well as being close to excellent amenities and transport links into Blackburn. This attractive property benefits from driveway parking for several vehicles. To the rear, there is a generous sized garden offering a superb space for all the family to enjoy the outdoors. The large garden also houses the detached garage which benefits from power and lighting. Due to the enviable location and the impressive standard of accommodation on offer, this property is expected to be popular, and so early viewing is highly advised!

## FEATURES

- Well Appointed Semi Detached Family Home
- Sought After Feniscowles Location
- Large Reception Room
- Two Double Bedrooms
- Driveway Parking
- Garage with power & lighting
- Front and Rear Gardens
- Alarm System In Place
- On a Water Meter
- Leasehold, Council Tax Band C



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

uPVC double glazed front door, laminate flooring.

#### Hallway

Laminate flooring, stairs to first floor, panel radiator, phone point.

#### Lounge/Diner

25' 05" x 11' 03" (7.75m x 3.43m) Carpet flooring, electric fire with marble hearth and decorative surround, ceiling coving, uPVC double glazed window, panel radiator, TV point x2, phone point.

#### Kitchen

9' 05" x 6' 10" (2.87m x 2.08m) Range of fitted wall and base units and contrasting work surfaces, integral electric oven, gas hob, extractor fan, space for fridge freezer, lino flooring, ceiling spotlights, pantry plumbed with plumbing for washing machine, uPVC double glazed window and door, panel radiator.

### First Floor

#### Landing

Carpet flooring, ceiling coving, spindle balustrade, wood framed leaded glass window.

#### Master Bedroom

13' 04" x 9' 05" (4.06m x 2.87m) Carpet flooring, fitted wardrobes, ceiling coving, uPVC double glazed window, panel radiator.

#### Bedroom Two

12' 01" x 9' 04" (3.68m x 2.84m) Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

#### Bedroom Three

7' 07" x 6' 08" (2.31m x 2.03m) Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

### Bathroom

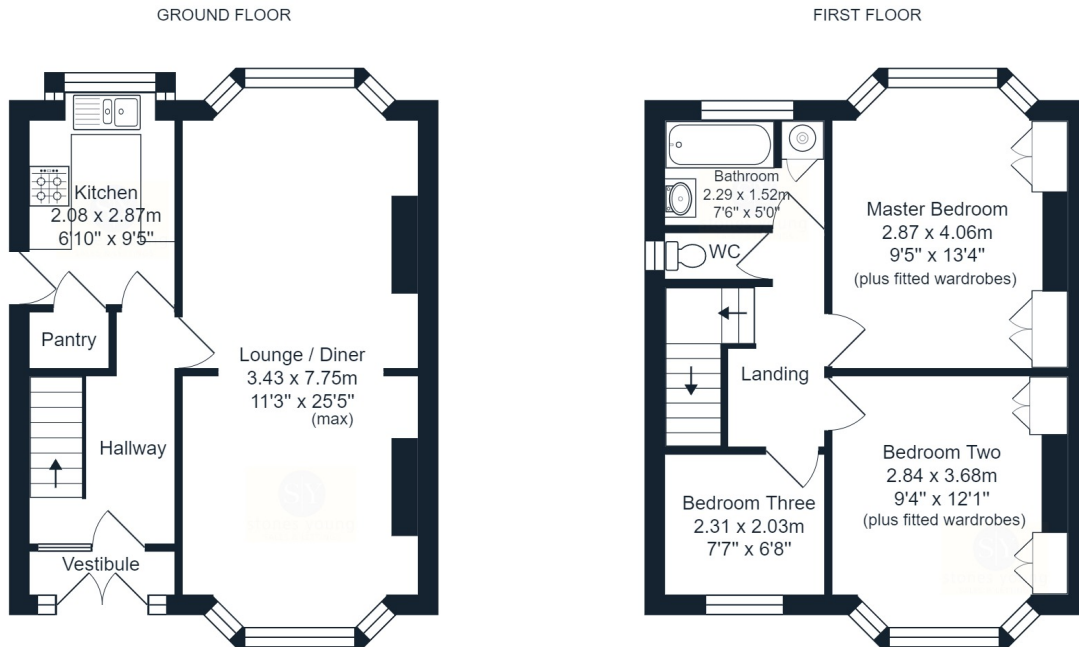
7' 06" x 5' 00" (2.29m x 1.52m) Two piece suite in white with mains fed shower over bath, vanity unit housing sink, tiled floor to ceiling, lino flooring, panel radiator, uPVC double glazed frosted window.

### W/C

4' 09" x 2' 03" (1.45m x 0.69m) W/C in white, tiled splashbacks, lino flooring, uPVC double glazed frosted window.



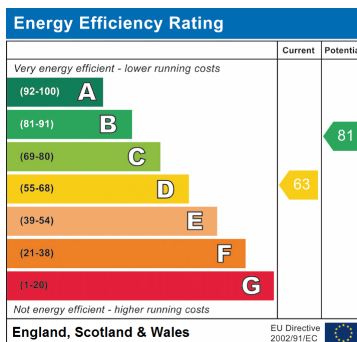
# FLOORPLAN & EPC



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Total Area: 83.9 m<sup>2</sup> ... 903 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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.

