

Highbank, Blackburn, Lancashire. BB1 9SX

£145,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*THREE BEDROOM FAMILY HOME IN POPULAR ROE LEE LOCATION!\*** Situated on a desirable plot stands this beautifully presented family home! Complete with gardens, parking and a Summer House this property satisfies all the requirements for modern living! Early viewing is highly advised!

This well appointed property benefits from a freehold tenure and briefly comprises of an entrance hallway, spacious and bright lounge with storage which leads beautifully into the contemporary fitted kitchen in a stunning grey and ivory palette. A wonderful Summer House is the perfect addition to this well presented home which is a fantastic versatile space with French doors leading out to a decked terrain and rear garden. A good sized laid to lawn garden is present to the front of the property along with off road parking!

On the first floor, leading from the landing you will find the Master Bedroom, second double bedroom and third single bedroom along with a fully tiled three piece shower room in white! The property is warmed through gas central heating and benefits from double glazing throughout. Featuring stunning internal decor which creates a relaxing and homely ambience, high interest is expected and so early viewing is advised for this aesthetically pleasing home!

## FEATURES

- Fabulous Summer House
- Beautifully Decorated Interior
- Popular Residential Location
- Spacious End Of Terraced
- Allocated Parking
- Three Bedrooms
- Well Appointed Accommodation
- Gardens Front & Rear
- uPVC Double Glazing & Gas Central Heating
- Council Tax Band B



## ROOM DESCRIPTIONS

### Hallway

Laminate flooring, alarm, panel radiator, double glazed upvc front door.

### Lounge

15' 09" x 13' 09" (4.80m x 4.19m) Laminate flooring, under stair storage, panel radiator, double glazed upvc window.

### Kitchen

15' 09" x 7' 08" (4.80m x 2.34m) Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, tiled splashback, integral Russell Hobbs electric oven & gas hob, extractor fan, laminate flooring, space for American style fridge freezer, plumbed for washing machine and dishwasher, storage cupboard housing boiler and space for tumble dryer, double glazed upvc window and door to rear.

### Summer house

15' 02" x 9' 03" (4.62m x 2.82m) Ceiling spotlight, laminate flooring, double glazed upvc French doors, decked terrain, 2 x double glazed upvc windows.

### First Floor

#### Landing

Carpet flooring, loft access.

#### Master Bedroom

Carpet flooring, panel radiator, double glazed upvc window.

#### Bedroom Two

12' 01" x 10' 00" (3.68m x 3.05m) Carpet flooring, panel radiator, double glazed upvc window.

#### Bedroom Three

9' 00" x 8' 04" (2.74m x 2.54m) Carpet flooring, panel radiator, double glazed upvc window.

#### Bathroom

6' 07" x 6' 00" (2.01m x 1.83m) Three piece suite in white with mains fed shower enclosure, tiled flooring, tiled floor to ceiling, ceiling spotlights, double glazed upvc frosted window, towel radiator.







# FLOORPLAN & EPC

