

Newington Avenue, Blackburn, Lancashire. BB1 9RG

£160,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

THREE BEDROOM FAMILY HOME WITH A VERSATILE ATTIC SPACE! Set on an enviable plot on Newington Avenue in Brownhill stands this well appointed semi detached property, complete with wonderful gardens and driveway parking. Early viewing is essential for this delightful home.

This lovely property benefits from a freehold tenure and briefly comprises an entrance vestibule and welcoming hallway which leads to the spacious lounge with an electric fire as the focal point. The second reception room ensures plenty of room for a growing family and features patio doors flowing beautifully in to the rear garden. Stepping in to the fitted kitchen you'll find ample storage in the form of base and eye level units with contrasting work surfaces. Completing the ground floor is a useful utility room and WC.

On the first floor, leading from the landing is the light filled master bedroom, a further double bedroom and the third, good sized single bedroom. The three piece family bathroom in white has a separate shower enclosure and provides a bright and tranquil space to unwind. The versatile attic room offers extra space suitable for a multitude of uses. This property is warmed through gas central heating and benefits from double glazing throughout.

This well presented property is situated within walking distance to an excellent array of amenities including a bakery, co-op store, newsagents and beauty salons to name a few. Driveway parking is present, as well as additional on street parking directly to the front. To the rear you'll discover a beautiful laid to lawn rear garden, surrounded by mature trees and hedges, providing privacy to the home. In addition to this is a detached garage benefitting from power and lighting. Due to the location and potential this superb property holds, high interest is expected and so early viewing is advised.

FEATURES

- Sought After Brownhill Location
- Two Reception Rooms
- Utility & WC
- Three Wonderful Bedrooms
- Versatile Attic Space
- Driveway & Additional On Street Parking
- Within Walking Distance to Excellent Amenities
- Detached Garage with Power & Lighting
- Freehold; On a Water Meter
- Council Tax Band C



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet mat, double glazed front door & window.

Hallway

Carpet flooring, stairs to first floor, panel radiator.

Lounge

18' 01" x 10' 07" (5.51m x 3.23m) Carpet flooring, ceiling coving, electric fire.

Dining Room

12' 08" x 10' 02" (3.86m x 3.10m) Carpet flooring, ceiling coving, patio doors leading to rear, panel radiator, uPVC double glazed window.

Kitchen

Range of fitted wall and base units with contrasting work surfaces, carpet flooring, sink and drainer, x 5 ring gas hob, double electric oven, tiled splashback, extractor fan, space for fridge freezer, panel radiator, uPVC double glazed window.

WC

3' 00" x 2' 02" (0.91m x 0.66m) Vinyl flooring, WC.

Utility Room

7' 05" x 7' 02" (2.26m x 2.18m) Vinyl flooring, plumbed for washing machine, space for tumble dryer, panel radiator, uPVC double glazed window.

First Floor

Landing

Carpet flooring, uPVC double glazed window.

Master Bedroom

9' 11" x 9' 05" (3.02m x 2.87m) Double bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Two

9' 11" x 7' 11" (3.02m x 2.41m) Double bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Three

8' 00" x 7' 01" (2.44m x 2.16m) Single bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

8' 00" x 7' 00" (2.44m x 2.13m) Carpet flooring, four piece in white, tiled splashback, radiator, uPVC double glazed frosted window.

Attic

Carpet flooring, Velux 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.