

Glenluce Crescent, Blackburn, Lancashire. BB1 2EY

£150,000 Freehold

FOR SALE



Blackburn  
740, Whalley New Road, Blackburn, BB1 9BA



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## PROPERTY DESCRIPTION

**\*IMMACULATE THREE DOUBLE BEDROOM PROPERTY\*** Having been maintained and presented to a high standard throughout, this three bedroom home is a credit to its current owner. With a modern decor on offer and ample space for family living, we do not anticipate this property to be available for very long!

The property is approached via a paved driveway, ideal for off road parking. Upon entering, you are greeted by a welcoming entrance hall which has stunning tiled flooring throughout with electric under floor heating, the ground floor with provides access to a generous living room with a large window and French doors leading to the rear garden. The dining kitchen with is a highlight of the property with many integrated appliances, featuring a modern design that is both functional and aesthetically pleasing. The first floor offers three generously sized double bedrooms all with windows and ample space for furniture creating a perfectly balanced bedroom area for each room. Completing the property internally is the fully tiled modern four piece bathroom which comprises of a shower, large basin with vanity storage, wc and bidet.

Externally, the property boasts ample off-road parking at the front. At the rear, a large laid-to-lawn garden awaits, offering an expansive outdoor space for recreation, gardening, and al fresco dining. The garden provides a sanctuary where you can unwind and enjoy the outdoors.

## FEATURES

- Three Double Bedrooms
- Driveway Parking
- Underfloor Heating On The Ground Floor
- Solar Panels
- Brand New Front Door
- Electric Car Charging Point
- Modern Decor Throughout
- Brand New Combi Boiler Installed October 2023!



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Tiled flooring with under floor heating, ceiling spot lights, stairs to first floor.

#### Lounge

Tiled flooring with underfloor heating, vaulted ceiling with spot lights, double glazed upvc window and French doors leading out to the rear garden.

#### Kitchen

17' 11" x 6' 08" (5.46m x 2.03m)

Range of fitted wall and base units with contrasting work surfaces, tiled flooring with electric under floor heating, sink and drainer, x4 ring electric hob, extractor fan, double electric oven, integral microwave and dishwasher, space for fridge freezer, plumbed for washing machine, space for tumble dryer, ceiling spot lights, space for small dining table, x2 double glazed upvc windows.

### First Floor

#### Landing

Laminate flooring, double glazed upvc window.

#### Bedroom One

12' 04" x 12' 00" (3.76m x 3.66m)

Double bedroom with laminate flooring, vaulted ceiling with spot lights, storage cupboard, panel radiator, double glazed upvc window.

#### Bedroom Two

9' 02" x 7' 11" (2.79m x 2.41m)

Double bedroom with laminate flooring, vaulted ceiling with spot lights, panel radiator, double glazed upvc window.

#### Bedroom Three

12' 00" x 10' 07" (3.66m x 3.23m)

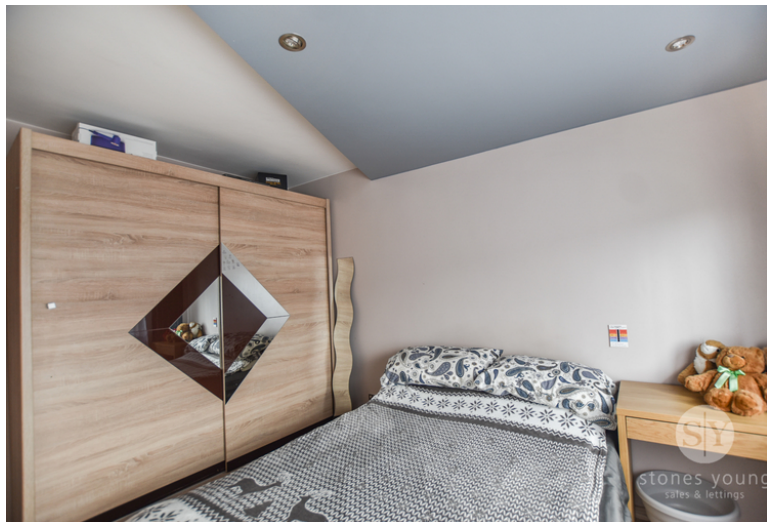
Laminate flooring, vaulted ceiling with spot lights, storage cupboard, loft access which has a ladder and flooring, panel radiator, double glazed upvc window.

#### Bathroom

9' 11" x 9' 11" (3.02m x 3.02m)

Tiled flooring, four piece in white with vanity unit, mains fed shower, tiled floor to ceiling, ceiling spot lights, heated towel radiator, frosted double glazed upvc 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.