

Walden Road, Blackburn, Lancashire. BB1 9PQ

£279,950 Freehold

REDUCED



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## PROPERTY DESCRIPTION

**\*BEAUTIFULLY PRESENTED FAMILY HOME IN RAMSGREAVE FEATURING STYLISH INTERIOR DESIGN\*** Situated in this sought after crescent location off Parsonage Road, on a desirable plot stands this substantial four bedroom property, which boasts a high standard of accommodation throughout. Complete with driveway parking and an integral garage, this property is perfect for modern family living and must be viewed to appreciate this exciting opportunity on offer. Internal viewing is essential!

Situated in a vibrant location and boasting a generous plot, stands this four bedroom detached property, offering an ideal blend of comfort and convenience. Nestled within a total area of 1087.15 square feet, the inviting residence offers an elegantly decorated property which would make a perfect home for a growing family. On the ground floor, you will be swept away by a newly fitted, well-equipped kitchen in a stylish Shaker design, boasting a breakfast bar, newly installed integral appliances and plentiful storage in the form of fitted wall and base units in a modern colour palette. With space for a sizable dining table and large, recently installed patio doors lead you to a beautiful garden, offering the perfect blend of indoor-outdoor living, harmoniously flowing to a living area brimming with warmth, thanks to the cosy fireplace with a gas fire. A separate snug/bedroom 4 and garage complete the ground floor. As you ascend to the first floor, two spacious double bedrooms with beautiful décor alongside a stunning full bathroom complete with a bath and a separate WC. A third, single bedroom which is currently being utilised as an office can also be found.

Externally This sought-after property also has the benefit of being close to many amenities with shops and restaurants close by. The proximity to "Ramsgreave & Wilpshire" train station and excellent transport links simplifies commuting. The property enjoys driveway parking and a front garden which benefits from mature hedges ensuring privacy to the home. To the rear you'll discover an enclosed laid to lawn garden with a wonderful, flagged patio area, offering the perfect outdoor spot to enjoy with friends and family. Early viewing is a must due to the high level of interest expected.

## FEATURES

- Fully Renovated in 2020
- Contemporary, Shaker Style Kitchen Diner
- Spacious Reception Room plus Snug
- Fully Re-wired and Certified; USB Sockets Throughout
- Driveway, Garage & Additional On Street Parking
- Newly Installed Combi Boiler
- Council Tax Band C; Freehold
- Desirable Location of Ramsgreave
- Stunning New Bathroom



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## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

4' 4" x 2' 8" (1.32m x 0.81m)  
uPVC front door.

#### Hallway

11' 11" x 4' 6" (3.63m x 1.37m) Laminate flooring, stairs to first floor with under stair storage, meter cupboard, phone point.

#### Living Area

13' 4" x 12' 4" (4.06m x 3.76m) Laminate flooring, gas fire built in to wall, feature radiator, TV point, uPVC double glazed bay window.

#### Snug/Bedroom 4

11' 8" x 7' 0" (3.56m x 2.13m) Carpet flooring, access to garage, panel radiator, uPVC double glazed window.

#### Kitchen

13' 10" x 12' 4" (4.22m x 3.76m) Range of fitted wall and base units with Quartz work surfaces, 1 1/2 Franke and Hansgrohe sink and drainer with pull-out spray mixer taps, integral dishwasher, Hotpoint oven and microwave, Integrated Whirlpool extractor, Breakfast Bar, patio doors to rear garden, feature radiator.

### First Floor

#### Landing

8' 4" x 2' 11" (2.54m x 0.89m) Carpet flooring, loft access, frosted uPVC double glazed window.

#### Master Bedroom

11' 4" x 12' 2" (3.45m x 3.71m) Carpet flooring, panel radiator, uPVC double glazed window.

#### Bedroom Two

12' 3" x 11' 1" (3.73m x 3.38m) Carpet flooring, panel radiator, uPVC double glazed window.

#### Bedroom Three/Office

7' 4" x 5' 10" (2.24m x 1.78m) Carpet flooring, panel radiator, uPVC double glazed window.

#### Bathroom

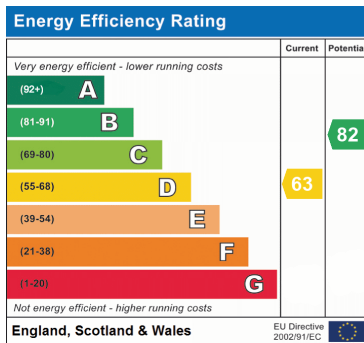
7' 3" x 6' 2" (2.21m x 1.88m) Two piece in white, mains fed shower over the bath, sink, paneled splashbacks, vinyl flooring, heated towel radiator, frosted uPVC double glazed window.

#### WC

3' 11" x 2' 7" (1.19m x 0.79m) WC, vinyl flooring, frosted uPVC double glazed window.



# FLOORPLAN & 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.