

Livingstone Road, Blackburn, Lancashire. BB2 6NF

Offers Over £185,000 Freehold

FOR SALE



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



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PROPERTY DESCRIPTION

FOUR BEDROOM EXTENDED FAMILY HOME ON LIVINGSTONE ROAD WITH A DELIGHTFUL SOUTH FACING GARDEN

Situated on a desirable plot in this sought after location stands this well appointed, semi detached property with potential to extend subject to planning permission, and is presented to the market with no onward chain. Early viewing is essential!

Upon entering this spacious property you are met with an entrance vestibule and welcoming hallway with under stair storage, and stairs to the first floor. The generous lounge is a light filled space due to the large bay window and offers an excellent space for the family to relax. The second reception room ensures there is plenty of space for a growing family and is an area where spectacular views over Blackburn can be enjoyed. The kitchen has wall and base units in a white and wood effect finish, with contrasting work surfaces and space for under counter appliances. Decorative tiling compliments the kitchen beautifully. On the first floor you'll find the master bedroom, neutrally decorated with fitted wardrobes, ensuring the space is utilized perfectly. Two further double bedrooms are also present along with a fourth, single bedroom with fitted furniture. Completing the accommodation is the two piece bathroom suite in peach with a shower over the bath and a separate wc. The property is warmed through gas central heating and benefits from uPVC double glazing throughout.

This fantastic property is situated within close proximity to excellent schools, amenities and transport links, ensuring easy access to Blackburn town centre and neighboring towns. A double driveway provides off road parking for two cars and is accompanied by an integral garage which benefits from power and lighting. To the rear you will discover an extensive, split level laid to lawn garden offering an incredible outdoor space with outstanding views. The garden is a real sun trap, with a greenhouse and various areas of bedding plants, creating a real sanctuary ready to be enjoyed by family and friends. High interest is expected for this admirable property and so early viewing is essential.

FEATURES

- Four Bedroom Semi Detached Family Home
- No Chain Delay
- Potential to Extend Subject To Planning Permission
- Two Generous Reception Rooms
- Large South Facing Garden with Stunning Views
- Attached Garage with Potential to Convert
- Driveway Parking for Two Cars
- Freehold; Council Tax Band C
- On a Water Meter



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Wooden front door

Hallway

Carpet flooring, ceiling coving, stairs to first floor, storage cupboard, panel radiator

Lounge

14' 00" x 11' 01" (4.27m x 3.38m)

Carpet flooring, ceiling coving, gas fire, uPVC double glazed window, panel radiator, TV point

Dining Room

13' 10" x 10' 08" (4.22m x 3.25m)

Carpet flooring, ceiling coving, uPVC double glazed window, panel radiator

Kitchen

08' 06" x 07' 00" (2.59m x 2.13m)

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, stainless steel sink and drainer, space for electric cooker, tiled splashback, plumber for washing machine, breakfast bar, door to pantry, under stairs storage, uPVC double glazed window, panel radiator

First Floor

Landing

Carpet flooring

Bedroom 1

11' 00" x 09' 00" (3.35m x 2.74m)

Carpet flooring, fitted wardrobe, uPVC double glazed window, panel radiator

Bedroom 2

12' 00" x 10' 08" (3.66m x 3.25m)

Carpet flooring, fitted wardrobe, uPVC double glazed window, panel radiator

Bedroom 3

15' 06" x 07' 04" (4.72m x 2.24m)

Carpet flooring, two uPVC double glazed windows, panel radiator

Bedroom 4

07' 09" x 06' 08" (2.36m x 2.03m)

Carpet flooring, fitted wardrobe, uPVC double glazed window, panel radiator

Bathroom

06' 11" x 05' 05" (2.11m x 1.65m)

Carpet flooring, two piece suite in peach, tiled floor to ceiling, shower over bath, cupboard housing water tank, panel radiator, uPVC double glazed frosted window

WC

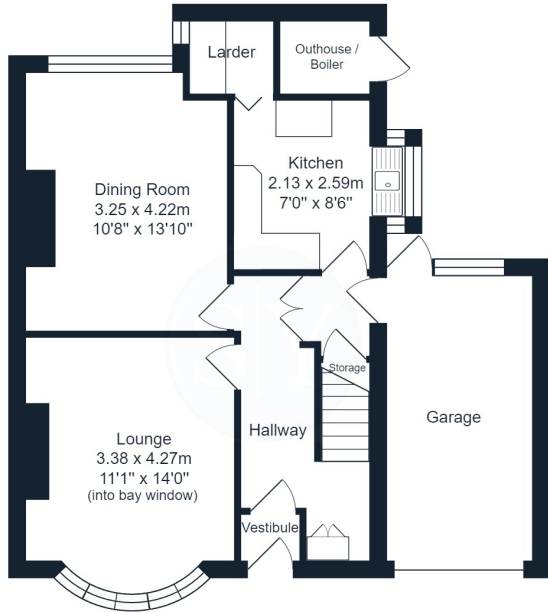
04' 02" x 02' 04" (1.27m x 0.71m)

Vinyl flooring, WC in green, tiled splashback, uPVC double glazed frosted window

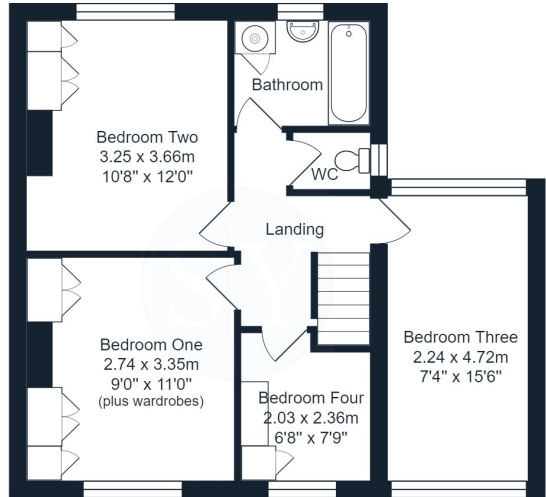


FLOORPLAN & EPC

GROUND FLOOR



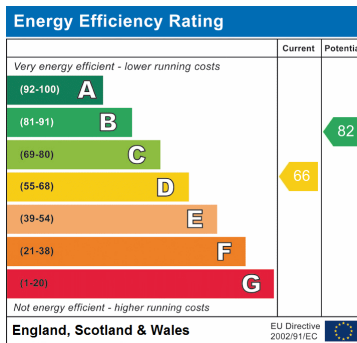
FIRST FLOOR



Livingstone Road, Blackburn

Total Area: 123.8 m² ... 1333 ft²

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.

