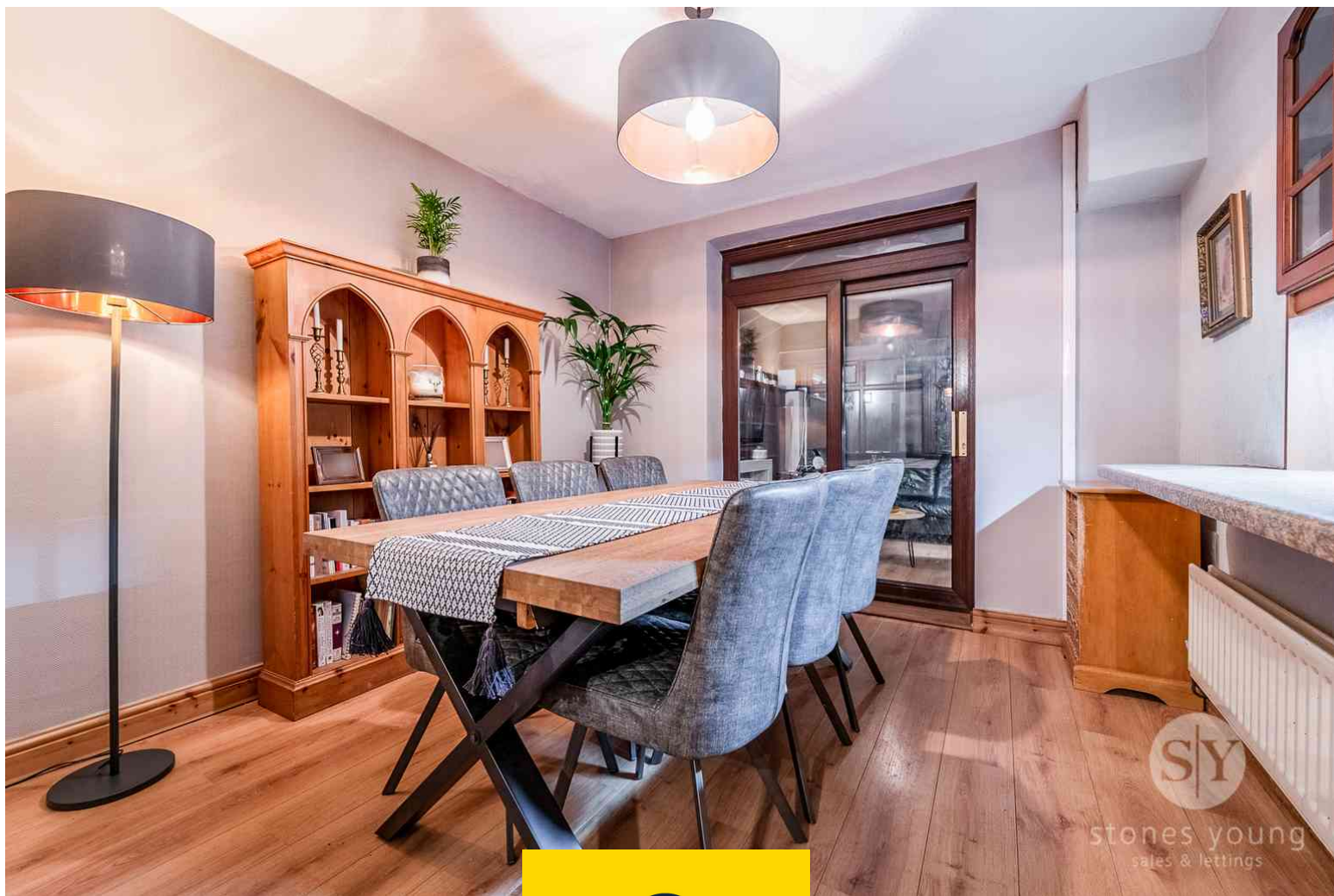


Lytham Road, Blackburn, Lancashire. BB2 3EB

Offers over £140,000 Freehold

FOR SALE



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Blackburn
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PROPERTY DESCRIPTION

BEAUTIFULLY PRESENTED, FIVE BEDROOM FAMILY HOME WITH PLANNING PERMISSION TO EXTEND! Situated in the popular residential location of Highercroft stands this spacious terraced property set over three floors. This wonderful property boasts well appointed accommodation which is presented to the market with no onward chain! Internal viewing is essential.

This fantastic property benefits from a freehold tenure and briefly comprises an entrance hallway with stairs leading to the first floor, the lounge which features a gas fire with a wood surround, and the stylish dining room with patio doors leading into the conservatory overlooking the garden. The fitted kitchen boasts ample storage in the form of base and eye level units in a high quality wood finish, with contrasting work surfaces and space for under counter appliances. On the first floor, leading from the landing, is the spacious master bedroom, two further double bedrooms - one with storage, and bedroom four. The modern four piece bathroom in white completes this floor and features a mains fed shower with contemporary tiling. On the second floor, you'll find bedroom five which was previously the attic and is now a versatile, fully useable space, featuring two Velux windows which fill the room with plenty of natural light. The property holds many beautiful features, is warmed through gas central heating and benefits from double glazing throughout.

Planning permission is in place to remove the conservatory and extend 5m, ensuring the option is there should you require any additional space. Highercroft is a popular residential location due to the great amenities and close proximity to Blackburn town centre. This garden fronted property benefits from on street parking directly outside. To the rear, you'll discover an enclosed flagged garden complete with storage and an area of decking. Due to the size and potential of this property it is expected to be popular, and so early viewing is highly advised.

FEATURES

- No chain delay
- Planning permission in place for extension
- Wonderful family home
- Popular location of Highercroft
- Two reception rooms
- Conservatory
- Five bedrooms
- Front & rear gardens
- Council Tax Band A; Not on a water meter
- Freehold



ROOM DESCRIPTIONS

Ground floor

Hallway

Laminate flooring, dado rail, stairs to first floor, cupboard housing meter, double glazed upvc front door.

Lounge

14' 04" x 12' 01" (4.37m x 3.68m)

Laminate flooring, gas fire with wood surround, double glazed upvc window, panel radiator, TV point, phone point.

Dining room

10' 02" x 10' 02" (3.10m x 3.10m)

Laminate flooring, patio doors to conservatory, panel radiator.

Kitchen

10' 01" x 10' 05" (3.07m x 3.17m)

Range of fitted wall and base units with contrasting work surfaces, sink and drainer, gas hob, electric oven, tiled splash backs, extractor fan, integral microwave oven, laminate flooring, space for fridge, x2 double glazed upvc windows and door to rear garden.

Conservatory

11' 00" x 10' 03" (3.35m x 3.12m)

Laminate flooring, double glazed upvc throughout.

First floor

Landing

Carpet flooring, dado rail.

Bedroom one

11' 03" x 11' 00" (3.43m x 3.35m)

Double bedroom with carpet flooring, cupboard housing tank, storage cupboard, double glazed upvc window, panel radiator, phone point.

Bedroom two

10' 02" x 9' 06" (3.10m x 2.90m)

Double bedroom with carpet flooring, storage, double glazed upvc window, panel radiator.

Bedroom three

12' 01" x 7' 01" (3.68m x 2.16m)

Double bedroom with carpet flooring, double glazed upvc window, panel radiator.

Bedroom four

10' 11" x 9' 04" (3.33m x 2.84m)

Single bedroom with carpet flooring, x2 double glazed upvc windows, panel radiator.

Bathroom

8' 00" x 7' 07" (2.44m x 2.31m)

Vinyl flooring, four piece in white with mains fed shower, tiled splash backs, x2 double glazed upvc windows, towel radiator.

Attic/Bedroom five

Bedroom five

25' 00" x 10' 08" (7.62m x 3.25m)

Double bedroom, with carpet flooring, x2 Velux windows.



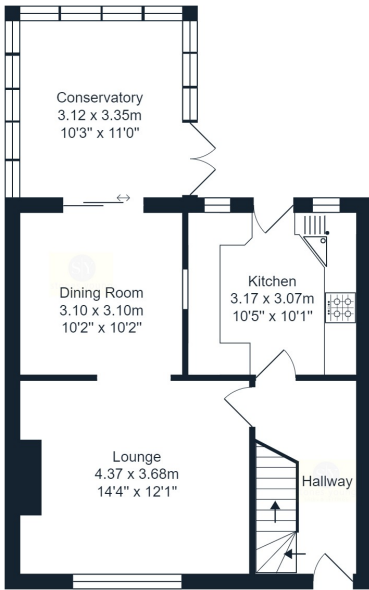
FLOORPLAN & EPC



Lytham Road, Blackburn

Total Area: 157.5 m² ... 1696 ft²

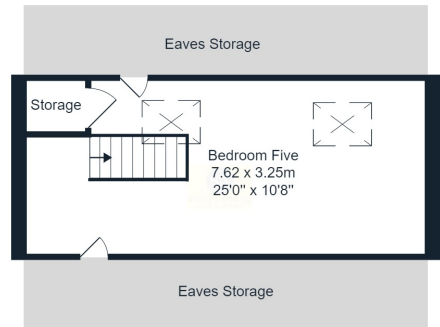
All measurements are approximate and for display purposes only.



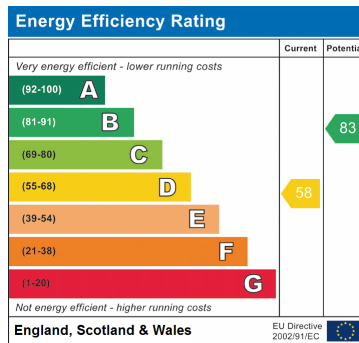
GROUND FLOOR



FIRST FLOOR



ATTIC LEVEL



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.

