

56 Brookview Close, Blackburn, Lancashire. BB1 9NT

£325,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

****ELEGANT FIVE BEDROOM DETACHED PROPERTY**** This is a charming five bed detached home occupying an enviable location stands this well appointed, semi detached property on Brookview Close. This spacious property is complete with driveway parking, an attached garage and wonderful gardens, ensuring this to be an ideal property for modern family living. Early viewing is essential as high interest is expected for this wonderful home.

Upon entering the property you are greeted with the welcoming hallway the lounge is filled with plenty of natural light provided via the large window and benefits from space for an electric free standing fire. In the kitchen, you'll find many base and eye level units in a high gloss finish, which are complimented beautifully with contrasting counter tops, and integral appliances. This light filled space also has space for a dining table. A large, useful utility room accompanies the kitchen and benefits from additional storage, with space for under counter appliances. In addition to this on the ground floor is a cloakroom. On the first floor, leading from the landing which provides access to the loft, is the tranquil master bedroom featuring fitted wardrobes and serviced by a three piece en-suite shower room in white. There are a further three double bedrooms and a good sized single bedroom which is currently being used as a study. Completing the property internally is a three piece family bathroom suite in white.

This attractive property boasts huge curb appeal, with a well maintained laid to lawn garden and driveway parking to the front. The impressive rear garden provides a stunning space to soak up the sun, with a flagged patio and Astroturf area creating the perfect combination for all the family to enjoy. Early viewing is simply essential for this truly wonderful home.

FEATURES

- Five Bedroom Detached Property
- Master Bed En-Suite
- Stunning Landscaped Gardens
- Downstairs Cloakroom/WC
- Driveway Parking For Two Cars
- Single Attached Garage
- Popular Area
- Open Plan Kitchen Diner



ROOM DESCRIPTIONS

Ground floor

Hallway

15' 05" x 5' 10" (4.70m x 1.78m)

Vinyl flooring, stairs to first floor, double glazed front door, under stairs storage, panel radiator.

Lounge

15' 04" x 10' 03" (4.67m x 3.12m)

Carpet flooring, double glazed upvc window, panel radiator, TV point, phone point.

Kitchen/Diner

20' 10" x 9' 04" (6.35m x 2.84m)

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, plumbed for dishwasher, x4 ring gas hob, extractor fan, electric oven, space for dining table, double glazed upvc window and patio doors to rear garden, panel radiator.

Utility Room

5' 09" x 5' 00" (1.75m x 1.52m)

Vinyl flooring, wall and base units with contrasting work surface, plumbed for washing machine, space for tumble dryer, cupboard housing boiler, door to rear garden, panel radiator.

WC

5' 00" x 2' 08" (1.52m x 0.81m)

Vinyl flooring, two piece in white, tiled splash backs, double glazed upvc window, panel radiator.

First floor

Landing

Carpet flooring, loft access with ladder, light and boarded.

Bedroom One

13' 07" x 10' 02" (4.14m x 3.10m)

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

En Suite

5' 08" x 4' 08" (1.73m x 1.42m)

Tiled flooring, three piece in white with mains fed shower, frosted double glazed upvc window, panel radiator.

Bedroom Two

12' 04" x 10' 02" (3.76m x 3.10m)

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

Bedroom Three

12' 00" x 9' 07" (3.66m x 2.92m)

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

Bedroom Four

9' 00" x 9' 05" (2.74m x 2.87m)

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

Bedroom Five

6' 06" x 6' 06" (1.98m x 1.98m)

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

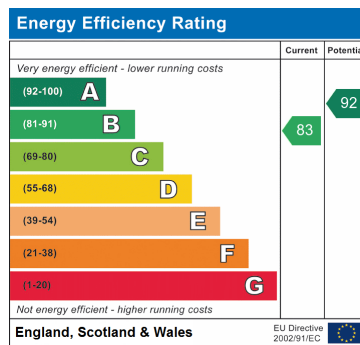
Bathroom

9' 00" x 5' 00" (2.74m x 1.52m)

Vinyl flooring, three piece in white, tiled splash backs, ceiling spot lights, frosted double glazed upvc window, panel radiator.



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.