

Feniscliffe Drive, Blackburn, Lancashire. BB2 2UF

Offers Over £270,000 Freehold

FOR SALE



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



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## PROPERTY DESCRIPTION

**\*BEAUTIFULLY MODERNISED SEMI-DETACHED FAMILY HOME ON FENISCLIFFE DRIVE\*** Occupying a superb plot in this sought after location stands this stylish property, offering contemporary accommodation throughout. This extended home has been partly renovated with new flooring, new doors and has been redecorated throughout to provide an exceptional standard of living. Early viewing is essential.

Upon entering this attractive property you are greeted by an entrance vestibule and hallway, housing the stairs to the first floor. The elegant lounge is a wonderful, bright space to relax with a stunning, marble gas fireplace and large bay window allowing natural daylight to shine through. The second reception room is currently utilized as a dining room with internal Bi-folding doors leading in to the third reception room. This is an incredibly versatile space flowing beautifully in to the garden and is a wonderful addition to the home. The spacious kitchen with a sleek design benefits from many base and eye level high-gloss units in white, with accent lighting, modern tiling and flooring. There is ample space for free standing and under counter appliances, and a fabulous Breakfast bar offering a further dining option. Completing the ground floor is the two piece cloakroom in white. On the first floor, leading from the landing is the luxurious master bedroom benefitting from fitted wardrobes ensuring the space is maximized. There are two further double bedrooms, both beautifully presented with an abundance of space, making this property perfect for a growing family. Completing the internal accommodation is the fully tiled, three piece family bathroom suite and a separate shower room. The property is warmed through gas central heating and benefits from double glazing throughout. The finer details of this home including new carpets, internal doors and designer radiators elevate the accommodation and ensure it is modern and sophisticated in every inch of the space.

This admirable property is situated on a pleasant position on Feniscliffe Drive. A delightful cul-de-sac location within walking distance to Witton Park, a wide array of amenities and close to a bus route, ensuring easy reach of Blackburn town centre and neighbouring towns. Driveway parking is present to the front with a lawn area featuring mature hedges, ensuring privacy to the home. To the rear you'll discover an extensive garden with a large patio area, ideal for outdoor dining! There is a large laid to lawn area providing an exceptional space to enjoy with friends and family. Internal viewing is simply essential to appreciate the standard of accommodation on offer.

## FEATURES

- Three Double Bedrooms
- Three Reception Rooms with Breakfast Kitchen
- Beautifully Modernised Throughout
- Large Rear Garden Ideal for Families
- Detached Garage with Power and Lighting
- Four Year Old Combi Boiler
- Boarded Loft with Power and Lighting
- Not on a Water Meter
- Council Tax C



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring, meter cupboard

#### Hallway

Wood flooring, stairs to first floor, under stair storage, ceiling spotlights, uPVC double glazed window, panel radiator

#### Lounge

14' 07" x 11' 11" (4.45m x 3.63m)

Wood flooring, gas fire with marble hearth and surround, uPVC double glazed bay window, panel radiator, TV point

#### Dining Room

11' 07" x 11' 05" (3.53m x 3.48m)

Wood flooring, electric fire with marble hearth and wood surround, bi-folding doors into third reception room, panel radiator.

#### 3rd Reception Room

17' 01" x 08' 07" (5.21m x 2.62m)

Wood flooring, bifolding doors to rear garden, velux window, ceiling spotlights, panel radiator, TV point

#### Kitchen

17' 07" x 08' 00" (5.36m x 2.44m)

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, four ring gas hob, extractor fan, electric oven, space for washing machine, breakfast bar, space for fridge freezer, tiled splashbacks, integral dishwasher, vinyl flooring, uPVC double glazed window, uPVC double glazed frosted window, panel radiator

#### WC

04' 01" x 03' 05" (1.24m x 1.04m)

Two piece suite in white with WC and sink, heated towel rail, uPVC double glazed frosted window

### First Floor

#### Landing

Carpet flooring, loft access, uPVC double glazed frosted window, ceiling spotlights

#### Bedroom 1

14' 00" x 11' 11" (4.27m x 3.63m)

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

#### Bedroom 2

11' 11" x 11' 08" (3.63m x 3.56m)

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

#### Bedroom 3

15' 09" x 08' 00" (4.80m x 2.44m)

Carpet flooring, uPVC double glazed window, panel radiator

#### Bathroom

08' 01" x 06' 09" (2.46m x 2.06m)

Three piece suite in white, bath, WC, sink, storage cupboard housing combi boiler, tiled flooring, tiled floor to ceiling, ceiling spotlights, under floor heating, heated towel radiator, uPVC double glazed frosted window.

#### Shower Room

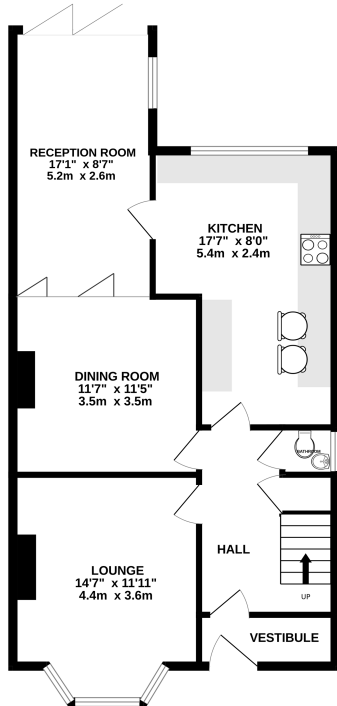
04' 00" x 02' 07" (1.22m x 0.79m)

Walk in shower with wet room, tiled flooring, tiled floor to ceiling, underfloor heating, uPVC double glazed frosted window

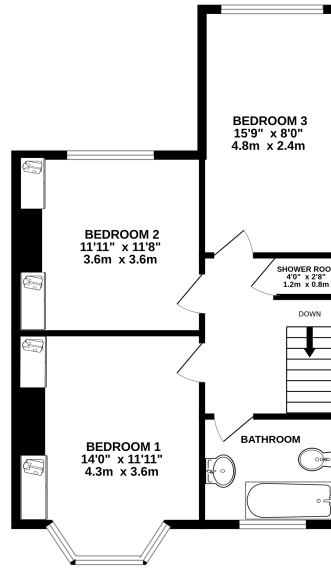


# FLOORPLAN & EPC

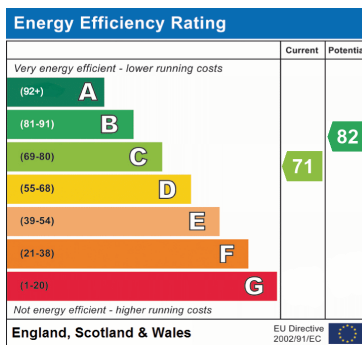
GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA - 1327 sq.ft. (123.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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