

Montreal Road, Blackburn, Lancashire. BB2 7BY

Offers over £215,000 Freehold

FOR SALE



stones young  
sales & lettings

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## PROPERTY DESCRIPTION

**\*THREE BEDROOM SEMI-DETACHED PROPERTY IN LAMMACK WITH NO ONWARD CHAIN!\*** Occupying a superb position on Montreal Road stands this well-appointed property, offering an exciting opportunity to purchase a versatile family home. The property benefits from a generous attic space, driveway parking and a garage ensuring all the elements are present for modern family living. Early viewing is simply essential.

This property benefits from a freehold tenure and briefly comprises an entrance vestibule and hallway, which houses the stairs leading to the first floor. The generous lounge offers a great space to enjoy, with a gas fire with a marble hearth as the focal point. Stepping in to the kitchen you'll find many base and eye level units in a pleasant wood finish, with space for under counter and free standing appliances. A door from here flows to the rear garden. The first floor houses the master bedroom which benefits from storage. There are two further bedrooms, one of which is a comfortable double. Completing this floor is the two piece bathroom with a mains fed shower over the bath and a separate WC in white. The attic has been converted in to a wonderful, useable space, ideal for a fourth bedroom, playroom or office space. The property is warmed through gas central heating and benefits from double glazing throughout.

This property is situated within close proximity to highly regarded schools, excellent amenities and transport links, which ensure easy access in to Blackburn town centre. Driveway parking is present and provides off road parking for two cars, with additional on street parking available directly to the front of the home. The 22ft garage benefits from an electric door with power and lighting. The rear garden completes the property, providing a superb space to enjoy the outdoors. Offered with no chain delay, this property is expected to be popular, due to the excellent location and so early viewing is highly advised.

## FEATURES

- Well-appointed Semi-detached Property
- Desirable Location of Lammack
- No Chain Delay
- Superb Position On Montreal Road
- Three Bedrooms & Versatile Attic Space
- Driveway Parking For Two Cars
- Garage with Power and Lighting
- Gardens Front & Rear
- Freehold, Council Tax Band C



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring, double glazed uPVC front door.

#### Hallway

Carpet flooring, stairs to first floor, storage, panel radiator.

#### Lounge

15' 05" x 11' 05" (4.70m x 3.48m) Carpet flooring, ceiling coving, gas fire with marble hearth and wood surround, panel radiator, TV point, phone point, uPVC double glazed window.

#### Kitchen

18' 10" x 7' 08" (5.74m x 2.34m) Range of fitted wall and base units with contrasting work surfaces, tiled flooring, space for gas cooker, tiled splashback, space for fridge freezer, stainless steel sink and drainer, plumbed for washing machine, panel radiator, uPVC double glazed window and door to rear.

### First Floor

#### Master Bedroom

13' 08" x 11' 06" (4.17m x 3.51m) Double bedroom with carpet flooring, storage cupboard, uPVC double glazed window, panel radiator.

#### Bedroom Two

10' 08" x 9' 10" (3.25m x 3.00m) Double bedroom with carpet flooring, panel radiator, uPVC double glazed window.

#### Bedroom Three

6' 09" x 6' 11" (2.06m x 2.11m) Carpet flooring, panel radiator, uPVC double glazed window.

### Bathroom

6' 04" x 5' 07" (1.93m x 1.70m) Carpet flooring, two piece in green, tiled splashback, mains fed shower over bath, heated towel radiator, frosted uPVC double glazed window.

### WC

5' 06" x 2' 06" (1.68m x 0.76m) Tiled flooring, WC in white, tiled floor to ceiling, radiator, frosted uPVC double glazed window.

### Attic

#### Attic Room

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

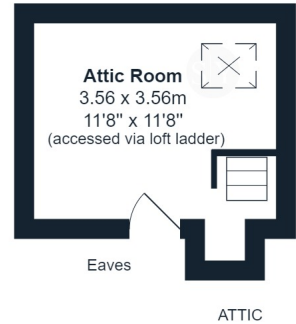
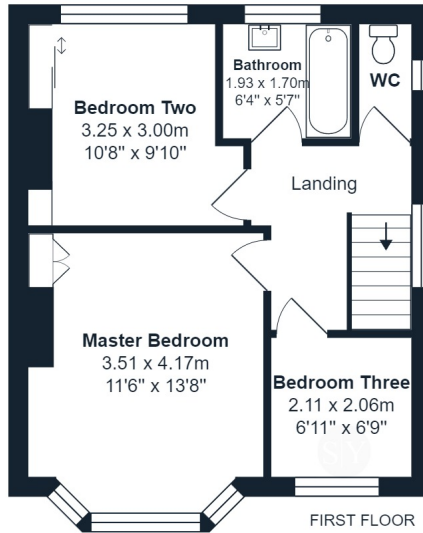
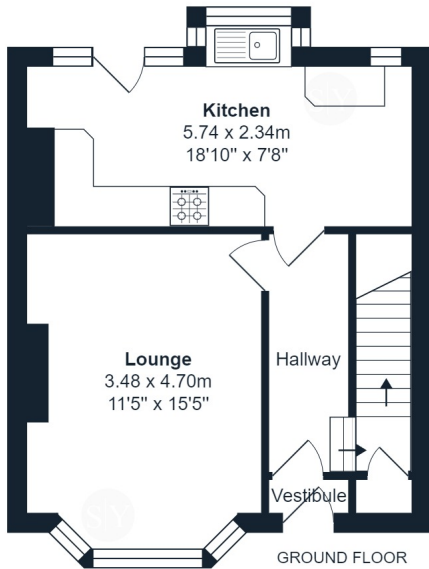
### External

#### Garage

22' 00" x 11' 07" (6.71m x 3.53m) Electric door, power & lighting.



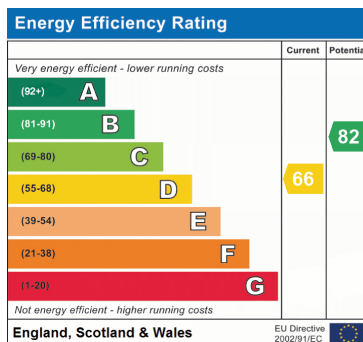
## FLOORPLAN & EPC



## Montreal Road, Blackburn

Total Area: 92.0 m<sup>2</sup> ... 990 ft<sup>2</sup>

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.

