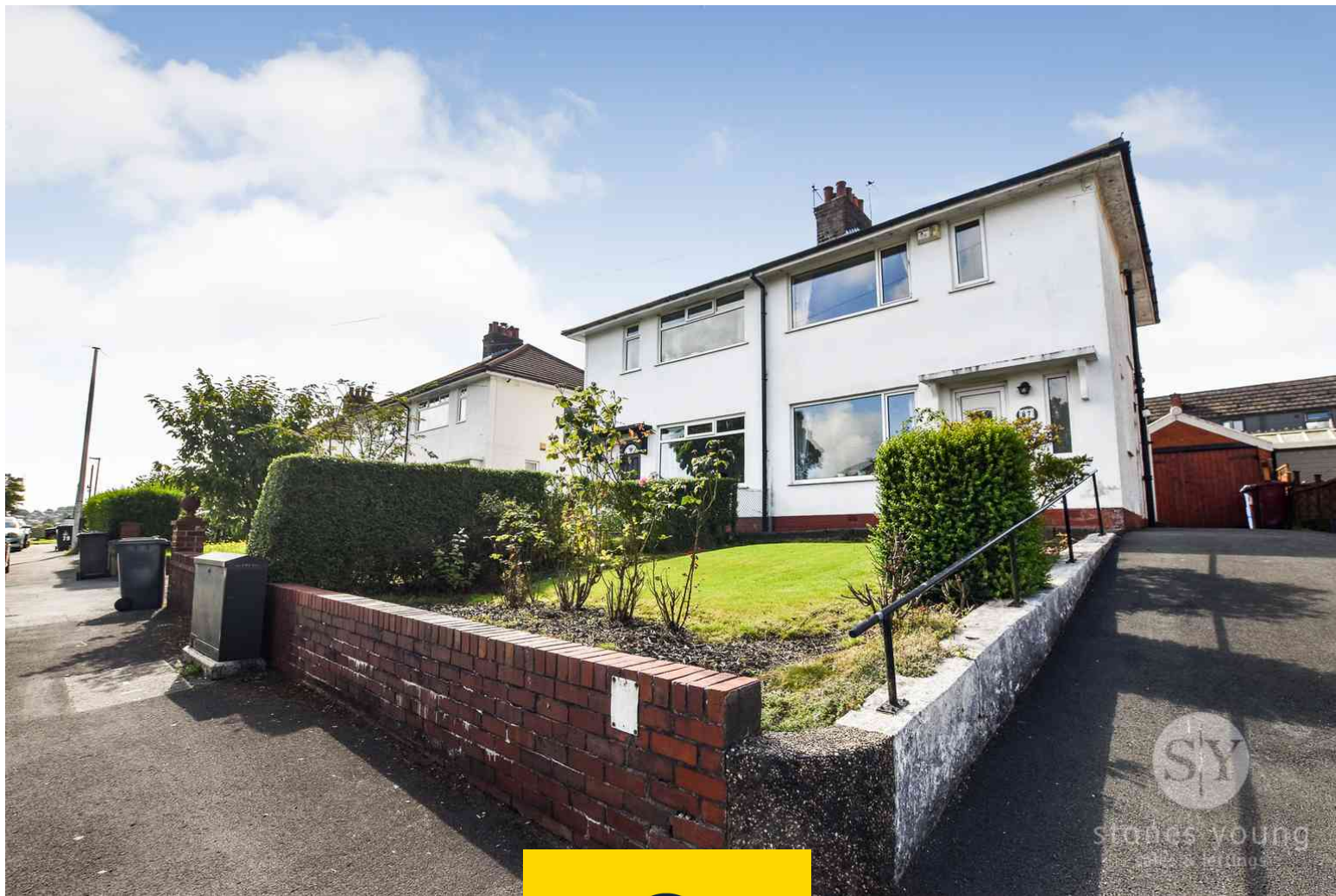


87 Whinney Lane, Blackburn, Lancashire. BB2 7BX

£180,000 Freehold

FOR SALE



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Blackburn  
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## PROPERTY DESCRIPTION

**\*THREE BEDROOM FAMILY HOME IN SOUGHT AFTER LAMMACK LOCATION!\*** Occupying an enviable plot stands this well appointed, semi detached property on Whinney Lane. This spacious property is complete with driveway parking, a detached 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 by a welcoming hallway with stairs to the first floor and storage. The dining room which has a gas fire. The cosy lounge which also has a gas fire being the main focal point. The kitchen features many base and eye level units in a wood effect, with contrasting work surfaces and space for under counter appliances. On the first floor, leading from the landing is the spacious master bedroom which allows plenty of room for wardrobes. A second comfortable double bedroom can be found along with a good sized single bedroom. Completing the property internally is a wet room and separate wc. The property is warmed through gas central heating and benefits from double glazing throughout.

Lammack is a desirable location with a fantastic community spirit. This delightful property is situated within the catchment area of highly regarded schools, as well as being close to excellent amenities and transport links into Blackburn. This attractive property benefits from driveway parking for three cars, as well as a detached single garage. To the rear, there is a generous laid to lawn garden, featuring a flagged patio offering a superb space for all the family to enjoy the outdoors. Due to the enviable location and the impressive standard of accommodation on offer, this property is expected to be popular, and so early viewing is highly advised!

## FEATURES

- Two Reception Rooms
- Three Good Sized Bedrooms
- Popular Location
- Close To Excellent Amenities
- Stunning Front And Rear Gardens
- Single Detached Garage



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Carpet flooring, double glazed upvc front door.

#### Hallway

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

#### Dining Room

10' 06" x 11' 00" (3.20m x 3.35m)

Carpet flooring, ceiling coving, gas fire, double glazed upvc window, panel radiator.

#### Lounge

11' 00" x 13' 06" (3.35m x 4.11m)

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

#### Kitchen

9' 11" x 6' 03" (3.02m x 1.91m)

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, plumbed for washing machine, space for gas cooker, wall mounted boiler, stainless steel sink and drainer, storage, double glazed upvc window and door the the side of the property.

### First Floor

#### Landing

Carpet flooring, double glazed upvc window.

#### Bedroom One

13' 05" x 11' 01" (4.09m x 3.38m)

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

#### Bedroom Two

11' 07" x 9' 05" (3.53m x 2.87m)

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

#### Bedroom Three

6' 11" x 6' 06" (2.11m x 1.98m)

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

#### Wet Room

6' 03" x 6' 03" (1.91m x 1.91m)

Vinyl flooring, electric shower, basin, tiled floor to splash backs, storage cupboard, double glazed upvc window.

#### WC

3' 05" x 2' 04" (1.04m x 0.71m)

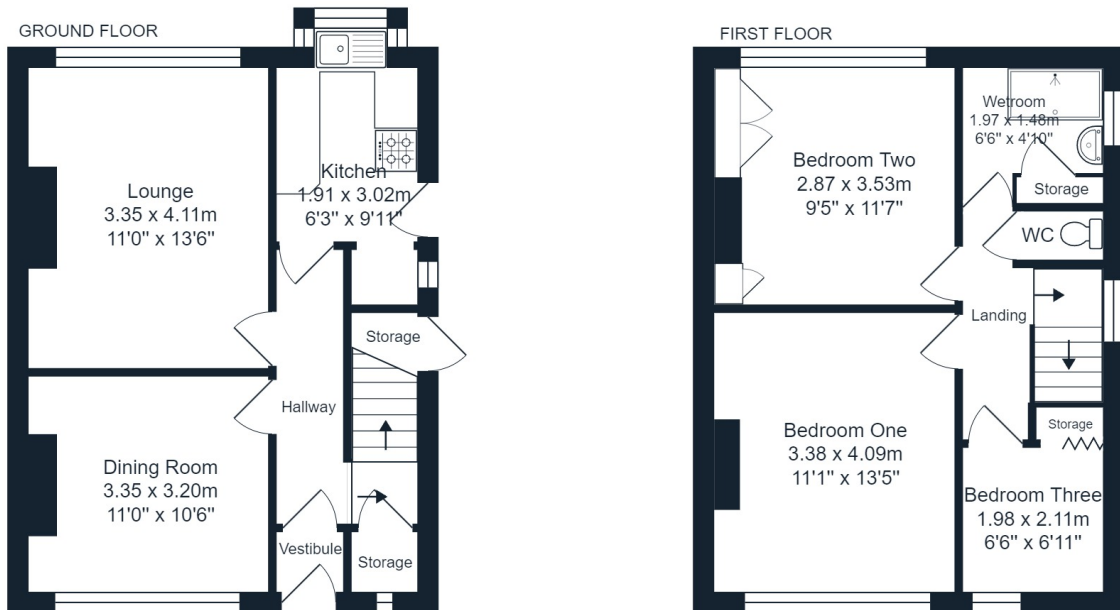
Vinyl flooring, wc in white, tiled floor to ceiling, double glazed upvc window.







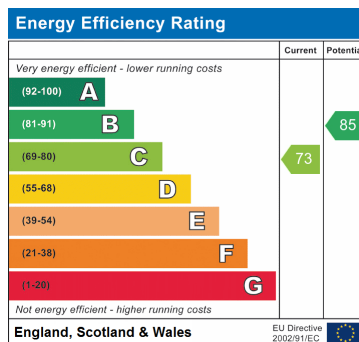
# FLOORPLAN & EPC



## Whinney Lane, Blackburn

Total Area: 81.3 m<sup>2</sup> ... 875 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.

