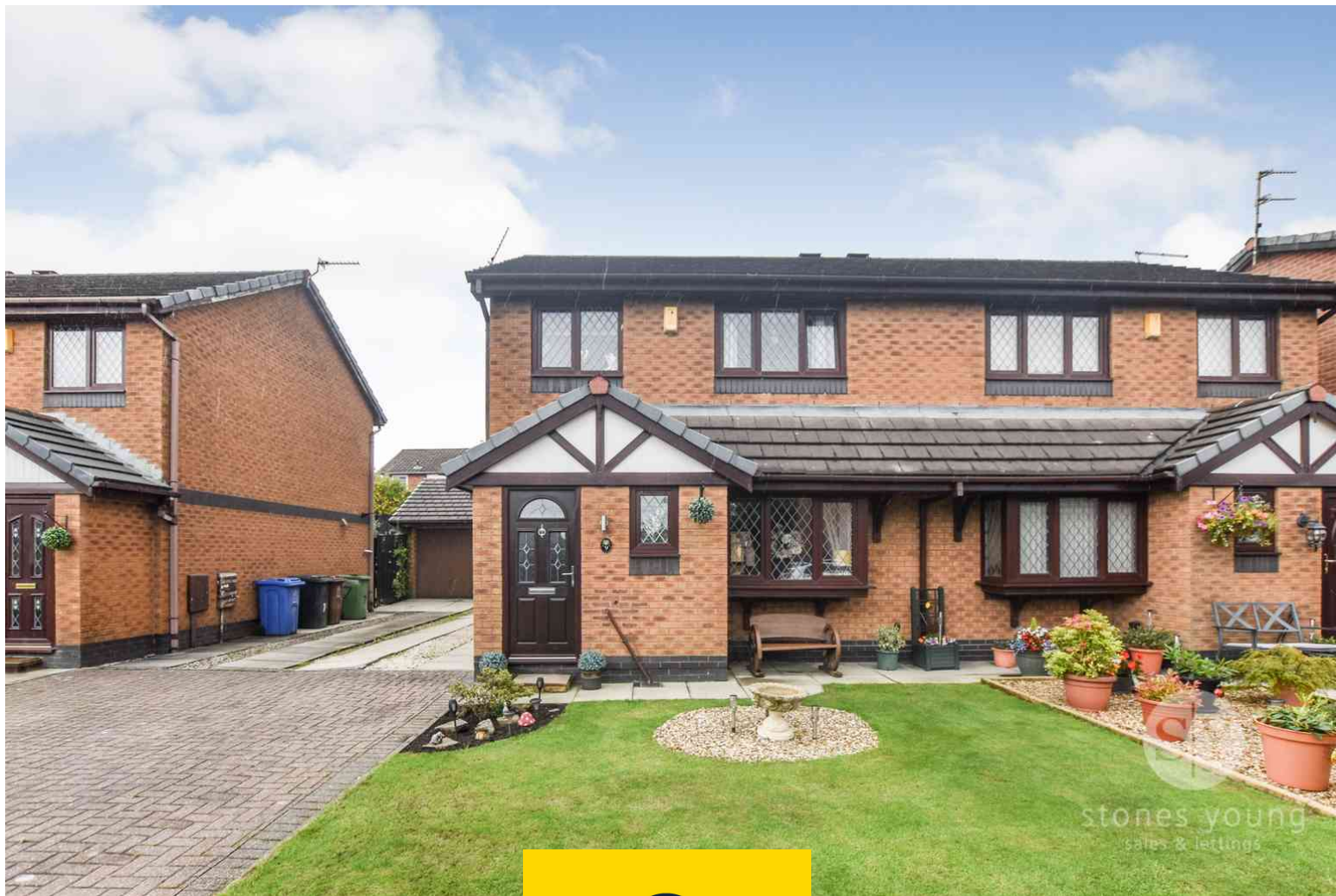


Priory Close, Blackburn, Lancashire. BB1 3LW

£184,950 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

THREE BEDROOM SEMI DETACHED PROPERTY IN SOUGHT AFTER KNUZDEN LOCATION! Presented to the market with no chain delay, this well appointed property provides a wonderful opportunity to get on the property ladder. Set in a fantastic position, this property is complete with front and rear gardens as well as extensive driveway parking and detached garage, ensuring all the elements are present for modern family living.

This charming property briefly comprises an entrance hallway leading in to the neutrally decorated lounge with a gas fireplace and arch into the second reception room/ dining area. The second reception room is filled with natural light and flows well into the conservatory which admires views of the rear garden. The ample sized kitchen benefits from storage in the form of base and eye level units with contrasting work surfaces and various integrated appliances including a 5x ring gas hob, electric cooker and space for a washing machine and fridge freezer. Completing the ground floor is the conveniently located w/c. Leading from the landing, is the master bedroom and second bedroom which are both comfortable doubles. A third single bedroom is also available, all of which benefit from fitted wardrobes. Completing the property internally is the three piece family bathroom with an electric shower over the bath. The property is warmed through gas central heating and benefits from double glazing throughout.

To the front of this superb property you will find driveway parking suitable for several cars which leads to the detached garage with power and lighting, and a lovely laid to lawn garden. To the rear you will discover a well maintained enclosed garden with a stone flagged patio and seating area, providing the perfect combination to entertain friends and family. Overall this chain free property will make a fantastic home and must be viewed to appreciate what's on offer.

FEATURES

- Three bedrooms
- Leasehold
- uPVC Double Glazing & Gas Central Heating
- Driveway parking & garage
- Front & rear gardens
- No chain delay!
- Two reception rooms
- Sought after area of Knuzden
- Council Tax Band C



ROOM DESCRIPTIONS

Ground Floor

Hallway

Laminate flooring, double glazed uPVC front door.

Lounge

13' 08" x 12' 03" (4.17m x 3.73m) Laminate flooring, ceiling coving, gas fire with marble hearth and surround, storage, uPVC double glazed window, panel radiator, TV point.

Dining Room

8' 05" x 7' 02" (2.57m x 2.18m) Laminate flooring, ceiling coving, French doors into conservatory.

Kitchen

8' 11" x 8' 05" (2.72m x 2.57m) Range of fitted wall and base units and contrasting work surfaces, Vinyl flooring, tiled splashbacks, 5x ring gas hob, electric cooker, plumbed for washing machine, space for fridge freezer, stainless steel sink and drainer, cupboard housing boiler, uPVC double glazed window.

W/C

3' 09" x 2' 06" (1.14m x 0.76m) Tiled flooring, two piece suite in white with vanity unit, tiled floor to ceiling, ceiling spotlights, heated towel radiator, uPVC double glazed frosted window.

Conservatory

12' 01" x 7' 03" (3.68m x 2.21m) uPVC double glazed, laminate flooring, panel radiator.

First Floor

Master Bedroom

10' 04" x 9' 00" (3.15m x 2.74m) Laminate flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

Bedroom Two

10' 06" x 8' 03" (3.20m x 2.51m) Laminate flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

Bedroom Three

5' 07" x 5' 05" (1.70m x 1.65m) Laminate flooring, fixed single bed, fitted wardrobes, uPVC double glazed window, panel radiator.

Bathroom

5' 07" x 5' 00" (1.70m x 1.52m) Karndean flooring, three piece suite in white with vanity unit, tiled floor to ceiling, electric shower over bath, heated towel radiator, uPVC double glazed frosted window.

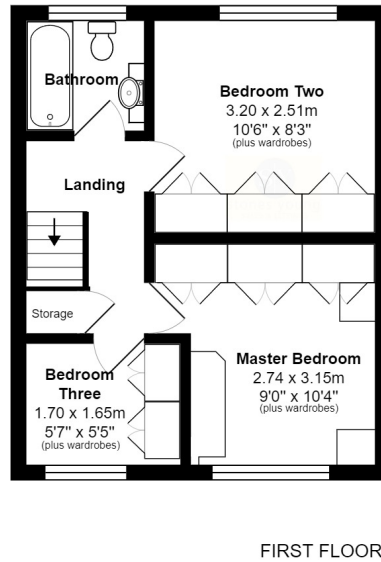
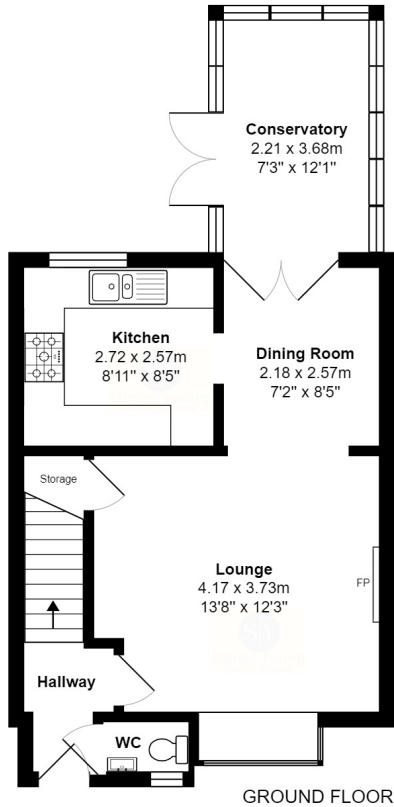


FLOORPLAN

Priory Close, Blackburn

Total Area: 82.9 m² ... 893 ft²

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.