

Harrier Drive, Blackburn, Lancashire. BB1 8LW

£240,000 Freehold

FOR SALE



stones young
sales & lettings

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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

LARGE DETACHED FAMILY HOME IN SOUGHT AFTER LAMMACK LOCATION Situated upon an enviable plot with stunning views, this expansive residential property offers adaptable living accommodation that would be well suited to a growing family. With four double bedrooms, two reception rooms, well sized garden space to the front and rear alongside a garage and driveway parking. Early viewing is strongly advised.

This spacious property briefly comprises of; on the ground floor, an entrance hallway with stairs leading up to the first floor, lounge with feature electric fire in a stone surround and doors that open into the dining room. The dining room benefits from sliding doors which provide access to the rear garden. Also on the ground floor is the kitchen that benefits from a variety of wall and base units as well as space for integrated appliances. This leads through to the utility room with fitted base and eye level units with a stainless steel sink and drainer as well as plumbing for a washing machine. Completing the ground floor is the conveniently located w/c.

The first floor houses the landing with access to the loft. Off the landing is the spacious master bedroom with fitted furnishings and en-suite, a further three double bedrooms are also available creating the perfect family home. Completing the property internally is the three piece suite. The property benefits from gas central heating and uPVC double glazing throughout.

Outside of this property there is a pleasant laid to lawn front garden as well as driveway parking leading to the garage which benefits from power and lighting. The rear of the property boasts a well sized garden that has laid to lawn area with mature plantings! The property's attractive location means that the property is set within the catchment area of popular local schools, amenities and transport links whilst still being positioned in a quiet and idyllic area. Overall, this property offers many appealing features that will be attractive to many and so early viewing is essential to avoid future disappointment.

FEATURES

- Four Double Bedrooms
- Two Reception Rooms
- No Chain Delay!
- Garage & Driveway Parking
- Council Tax Band E
- Ground Floor WC & Utility Room
- Gas Central Heating & uPVC Double Glazing
- Sought After Lammack Location
- Enviaible Plot



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, storage cupboard, 1/2 tiled, panel radiator.

Lounge

19' 10" x 12' 6" (6.05m x 3.81m) Carpet flooring, ceiling coving, electric fire with stone surround, uPVC double glazed window x2, panel radiator x2, TV point, phone point.

Dining Room

11' 10" x 10' 6" (3.61m x 3.20m) Carpet flooring, ceiling coving, electric fire, sliding door to rear, panel radiator.

Kitchen

11' 10" x 8' 8" (3.61m x 2.64m) Range of fitted wall and base units with contrasting work surfaces, tiled flooring, double electric oven, gas hob, extractor fan, tiled splashbacks, stainless steel sink and drainer, space for fridge freezer, plumbed for dishwasher, uPVC double glazed window, panel radiator.

W/C

Carpet flooring, two piece suite in orange, panel radiator, uPVC double glazed frosted window.

Utility

14' 3" x 7' 9" (4.34m x 2.36m) Tiled flooring, fitted wall and base units and contrasting work surfaces, tiled splashbacks, stainless steel sink and drainer, plumbed for washing machine.

Garage

19' 1" x 8' 5" (5.82m x 2.57m)

First Floor

Landing

Carpet flooring, loft access, cupboard housing tank, storage cupboard, uPVC double glazed window.

Bedroom One

12' 3" x 11' 6" (3.73m x 3.51m) Carpet flooring, fitted furnishings, uPVC double glazed window, panel radiator.

En-Suite

8' 1" x 4' 11" (2.46m x 1.50m) Carpet flooring, three piece suite in white with vanity unit, tiled floor to ceiling, heated towel radiator, uPVC double glazed frosted window.

Bedroom Two

10' 10" x 12' 1" (3.30m x 3.68m) Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Three

10' 10" x 7' 9" (3.30m x 2.36m) Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Four

9' 4" x 7' 7" (2.84m x 2.31m) Carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

5' 5" x 6' 1" (1.65m x 1.85m) Carpet flooring, three piece suite in orange, tiled floor to ceiling.



SY
stones young
sales & lettings



SY
stones young
sales & lettings



SY
stones young
sales & lettings



SY
stones young
sales & lettings



SY
stones young
sales & lettings



SY
stones young
sales & lettings



SY
stones young
sales & lettings

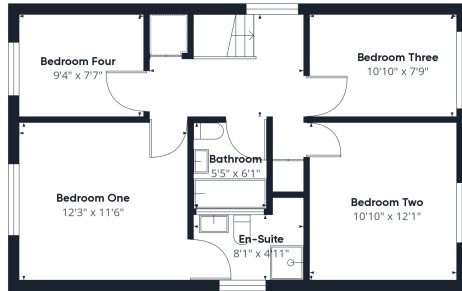


SY
stones young
sales & lettings

FLOORPLAN



Floor 0



Floor 1



Approximate total area⁽¹⁾
1503.05 ft²

Reduced headroom
10.43 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

