



Cross Hill Road, Blackburn Offers over £270,000

- Impressive Coach House
- Four Bedrooms
- Abundance Of Character
- Two Reception Rooms
- Four Piece Bathroom
- Well Maintained Rear Garden
- Large Garage
- Fantastic Family Home
- Viewing Essential

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## INTRODUCTION

**A BEAUTIFULLY RESTORED FORMER COACH HOUSE!!**

*Situated in a popular area of Blackburn, close to award winning schools, amenities and network links, stands this charming and characterful four bedroomed home. Converted into a breath-taking dwelling by its current occupants, the property stood originally as a coach house and boasts enviable high ceilings, spacious rooms and a traditional interior style! The perfect up size for a growing family looking for something just that little bit special, the property comprises briefly;*

*A welcoming entrance hallway, housing a centrepiece sweeping staircase and doors leading to a formal dining room with patio doors to the courtyard garden, fitted country-style kitchen, WC, ground floor double bedroom and a beautifully spacious and bright reception room with twin aspect windows over looking the courtyard garden. To the first floor, this lovely home boasts a Minstrel's gallery landing, doors leading to three further bedrooms and a family bathroom suite.*

*Externally, to the rear the property boasts a fully enclosed courtyard garden with water feature, planted beds and high enclosing stone walls creating privacy. Through the garden you can access a utility room which is located at the foot of an extensive detached garage. The garage can be accessed by car via the rear of the building and has a double electric door, providing huge potential to convert to a self contained annex or work shop. Viewings can be arranged by calling our Blackburn team today!*

## Ground Floor

### Entrance Hallway

**22'1 x 14'7 (6.73m x 4.45m)**

Hardwood double glazed front entrance door, exposed stone wall, stairs to the first floor, understairs storage, central heating radiator, replica beams, smoke alarm, doors to two reception rooms, kitchen and bedroom and open to the back hall.

### Kitchen

**18'1 x 10'7 (5.51m x 3.23m)**

Two original hardwood single glazed arch windows, range of oak panelled wall and base units with granite effect surfaces and tiled splashbacks, stainless steel one and a half bowl sink, drainer and mixer tap, Indesit electric oven with two pan induction hob, extractor hood, plumbing for washing machine, integrated fridge freezer, plumbing for dishwasher, part lino flooring, television point, central heating radiator and replica beams.

### Reception Room One

**22'4 x 18' (6.81m x 5.49m)**

Four original hardwood single glazed windows, two central heating radiators, exposed beams, living flame gas fire with marble surround and wooden mantel, television point and dado rail.

### Reception Room Two

**18'1 x 13'10 (5.51m x 4.22m)**

Hardwood double glazed French doors and window to the rear, central heating radiator, cornice coving, ceiling rose, living flame gas fire with marble surround and wooden mantel and dado rail.

## Bedroom

**18'7 x 17'7 (5.66m x 5.36m)**

Three UPVC double glazed windows, central heating radiator, fitted wardrobes and plumbing for shower and wash basin.

## Back Hall

**9'9 x 3'4 (2.97m x 1.02m)**

UPVC double glazed arch window, hardwood stable door to the rear and door to the WC.

## WC

**6'1 x 5'11 (1.85m x 1.80m)**

Hardwood single glazed window, low basin WC, pedestal wash basin, fitted linen cupboard and part tiled elevations.

## First Floor

### Landing

**14'3 x 10'1 (4.34m x 3.07m)**

UPVC double glazed arch window and open to further landing space.

### Further Landing

**10'8 x 6'7 (3.25m x 2.01m)**

Loft access, smoke alarm and doors to three bedrooms and bathroom.

## Bedroom One

**17'7 x 11'7 (5.36m x 3.53m)**

UPVC double glazed floor to ceiling window, central heating radiator and fitted wardrobes.

## Bedroom Two

**11' x 9'4 (3.35m x 2.84m)**

UPVC double glazed window, central heating radiator and fitted wardrobes.

## Bedroom Three

**9'8 x 8'2 (2.95m x 2.49m)**

UPVC double glazed window and central heating radiator.

## Bathroom

**12'9 x 8' (3.89m x 2.44m)**

UPVC double glazed window, four piece suite comprising: panelled bath with electric feed shower overhead, low basin WC, bidet, pedestal wash basin, part tiled elevations, spotlights and fitted linen cupboard.

## External

### Garage

**45'6 x 12'1 (13.87m x 3.68m)**

Double electric up and over door, light and power. Utility room (9'5 x 4'4) with tiled flooring, plumbing for washing machine, space for dryer, two single glazed windows and access to the garage space and storage.

## Rear

Enclosed stone flagged courtyard garden with planted beds and trees.

## Agents Notes

Council Tax Band E.

