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Sales & Lettings



Pleasington Lane, Pleasington



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Pleasington Lane, Pleasington

- Fantastic Family Home
- Four Bedrooms
- Fitted Kitchen
- Spacious Reception Rooms

Introduction

A BEAUTIFUL, 1920 HERITAGE PROPERTY IN THE HEART OF PLEASINGTON!

This exquisite, four bedroomed semi detached home is situated on an enviable plot in a highly regarded area of Pleasington. Boasting exceptional open views to the rear over the local countryside, beautifully manicured gardens and a generous driveway to the front which allows access to a spacious garage, this charming and characterful home is certainly one not to be missed! Having been presented to an impeccably high standard throughout, the property enjoys a traditional style which stays in keeping with the original 1920's heritage. Situated within close reach of popular schools, the amenities of Feniscowles, Pleasington and Cherry Tree and not far from motorway links to Blackburn, Preston and Bolton, the property would be perfectly suited to a growing young family looking to up size! Homely and welcoming throughout, this property comprises;

An entrance porch guides you into a sizeable and inviting entrance hallway. The hallway houses a sweeping staircase to the first floor and provides access to two sizeable reception rooms, a WC via an inner hallway and a kitchen. The kitchen is fitted with a range of wood panelled units and incorporates a variety of quality appliances including a recently modernised, BOSCH induction hob. Through the kitchen you can access a back hallway which in turn leads to a utility room. To the first floor, the property benefits from a light and spacious gallery landing with study area and doors leading to four bedrooms, a shower room, house bathroom and a separate WC.

Externally, the property enjoys flourishing, mature gardens with colourful flower beds, Indian stone patio areas and pathways and a large detached garage which is also accessible via a private, gravel driveway at the front of the property. The gardens are private and secure with a side gated entrance, making it a tranquil setting for al fresco dining and entertaining. Viewings are essential and can be arranged by calling our Blackburn team at your earliest convenience.

Ground Floor



- Bathroom & Shower Room
- Wrap Around Gardens
- Off Road Parking
- Detached Garage

Entrance Porch

1.80m x 1.30m (5'11 x 4'3) Hardwood glazed front entrance door, wood effect flooring and glazed door to the hallway.

Hallway

4.29m x 4.01m (14'1 x 13'2) Picture rail, stairs to the first floor, wood effect flooring, telephone point and doors to kitchen, two reception rooms and inner hall.

Inner Hall

2.06m x 1.40m (6'9 x 4'7) UPVC double glazed window, central heating radiator, wood effect flooring, alarm system and door to WC.

WC

1.04m x 1.04m (3'5 x 3'5) Low basin WC, wall mounted wash basin, part tiled elevations and storage cupboard.

Reception Room One

5.38m x 4.37m (17'8 x 14'4) Hardwood double glazed bow window, central heating radiator, cornice coving, two feature wall lights and red brick feature chimney breast with gas fire.

Reception Room Two

5.13m x 4.32m (16'10 x 14'2) Hardwood double glazed leaded French doors and windows to the conservatory, picture rail, television point, real living flame gas fire with tiled surround and wooden mantel and ceiling rose.

Conservatory

4.65m x 2.57m (15'3 x 8'5) UPVC double glazed windows, pitched polycarbonate roof, central heating radiator, wood effect flooring and French doors to the rear.

Kitchen

3.91m x 3.86m (12'10 x 12'8) Hardwood double glazed window, Karndean flooring, range of wood panelled wall and base units with granite effect surfaces and tiled

splashbacks, granite coated double bowl sink with drainer and mixer tap, Neff electric oven and grill in a high rise unit, Bosch ceramic hob, extractor hood, integrated dishwasher, picture rail, central heating radiator and doors to pantry and back hall.

Pantry

1.88m x 1.42m (6'2 x 4'8) UPVC double glazed window and fitted shelving.

Back Hall

2.46m x 1.22m (8'1 x 4') UPVC double glazed side entrance door and door to utility.

Utility Room

2.59m x 2.29m (8'6 x 7'6) UPVC double glazed window, base units, stainless steel sink, drainer and mixer tap, plumbing for utilities and Baxi combination boiler.

First Floor

Landing

5.41m x 4.80m (17'9 x 15'9) Split level landing with UPVC double glazed window, eaves access, picture rail, central heating radiator and doors to four bedrooms, bathroom, shower room and WC.

Bedroom One

5.26m x 4.50m (17'3 x 14'9) Hardwood double glazed leaded window, spotlights, original fireplace and fitted wardrobes.

Bedroom Two

4.78m x 4.32m (15'8 x 14'2) UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

3.84m x 2.97m (12'7 x 9'9) UPVC double glazed window, central heating radiator, original fireplace, fitted wardrobes and picture rail.

Bedroom Four

3.89m x 2.18m (12'9 x 7'2) UPVC double glazed window and eaves access.

Bathroom

2.59m x 2.44m (8'6 x 8') UPVC double glazed frosted window, wood panelled bath with jets, vanity top his and hers wash basins and central heating radiator.

Shower Room

1.96m x 1.27m (6'5 x 4'2) UPVC double glazed frosted window, central heating radiator, single shower unit, tiled flooring, spotlights and wood panelled ceiling.

WC

1.57m x 0.99m (5'2 x 3'3) UPVC double glazed frosted window and twin flush WC.

External

Front

Laid to lawn garden and driveway providing off road parking and leading to the garage (27'11 x 16'5).

Rear

Wrap around laid to lawn garden with Indian stone paved patio areas, greenhouse and planted beds.

Agents Notes

Council Tax Band F.







Disclaimer

All descriptions advertised digitally or printed in regards to this property are the opinions of Keenans Estate Agents and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Keenans Estate Agents and no warranty can be given or implied as to their working order.