

NEW



Preston Old Road, Blackburn Asking price £195,000

- Semi Detached House
- Three Bedroom
- Stunning Original
- Stylish Throughout
- Beautiful Garden
- Conservatory
- Modern Shower Room
- Immaculately Finished
- Quality Kitchen

INTRODUCTION

A STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOME

This impressive, three bedroom property is being welcomed to the market in the popular area of Blackburn. Situated conveniently close to bus routes, good schools and amenities, a short walk away from Witton Park and close to network links to Preston, Darwen and Blackburn centre. This property has been well maintained throughout and homes an added extension which can be used as a fourth bedroom. Boasting spacious rooms, modern shower room and stunning garden to the rear that is not overlooked and having little to no work needed. This property is perfect for a growing family to create a beautiful home! The property comprises briefly; a welcoming hallway leads on to stairs to the first floor, guest WC, spacious reception room and kitchen. The reception room then leads to a second reception room and conservatory. The kitchen provides through access to a utility area which comprises of doors to a garage and to a third reception room. The first floor has doors to three bedrooms and a modern three piece shower room. Externally there is a stunning garden to the rear with laid to lawn areas, bedding areas, a fantastic pond and scenic views to the rear. To the front there is off road parking and access to the garage. For more information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

Ground Floor

UPVC Double glazed frosted door to vestibule

Vestibule

3'08 x 3'04 (1.12m x 1.02m)

Picture rail, tiled floor, hardwood single glazed frosted door to hall

Hall

10'10 x 7'06 (3.30m x 2.29m)

Central heating radiator, ceiling rose, picture rail, doors to the first reception room, kitchen, ground floor WC and staircase to the first floor.

WC

3'09 x 3'06 (1.14m x 1.07m)

UPVC double glazed window, two piece suite comprising of elevated wash basin with traditional taps, twin flush WC, full PVC panel elevations, wood effect flooring.

Reception Room

13'09 x 11'11 (4.19m x 3.63m)

Central heating radiator, open coal fire, coving ceiling rose, television point, wood effect flooring, UPVC double glazed sliding door to conservatory, hardwood single glazed double doors to reception room two.

Reception Room Two

12'10 x 12'00 (3.91m x 3.66m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, wood effect flooring.

Conservatory

7'07 x 7'02 (2.31m x 2.18m)

Tiled flooring, UPVC double glazed patio doors to rear.

Kitchen

10'11 x 7'05 (3.33m x 2.26m)

UPVC double glazed window, Range of wood effect wall and base units, granite effect surfaces, tile splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, plumbing for washing machine, boiler, under stairs storage, wood effect flooring door to Utility Room.

Utility Room

13'03 x 9'09 (4.04m x 2.97m)

Central heating radiator, space for fridge freezer, wood effect flooring, smoke alarm, door to garage, UPVC double glazed patio doors to rear, hardwood single glazed door to Reception Room Three.

Reception Room Three

19'11 x 9'06 (6.07m x 2.90m)

UPVC double glazed window, central heating radiator, electric fire, UPVC double glazed patio doors to rear.

First Floor

Landing

8'00 x 7'04 (2.44m x 2.24m)

UPVC double glazed frosted window, coving, ceiling rose, doors to bedrooms one, two and three and shower room.

Bedroom One

12'11'10 (3.94m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, wood effect flooring, television point.

Bedroom Two

12'00 x 10'08 (3.66m x 3.25m)

UPVC double glazed window, central heating radiator, wood effect flooring, coving, ceiling rose.

Bedroom Three

7'05 x 6'06 (2.26m x 1.98m)

UPVC double glazed window, central heating radiator, coving.

Shower Room

7'09 x 7'03 (2.36m x 2.21m)

2 UPVC double glazed frosted windows, chrome heated towel rail, three piece suite comprising of a twin flushed WC, vanity top wash basin with mixer tap, direct feed shower enclosure, part tile elevations, tiled effect flooring and loft access.

External

Laid to lawn garden with patio area, fish pond, bedding areas, stone chip areas and storage shed to the rear. Off road parking to the front with access to the garage.

Garage

17'03 x 10'01 (5.26m x 3.07m)

Power and lighting.

Agents Notes

The property is Council Tax band C.