



17 Hillcrest Road, Blackburn

£169,950

SEMI DETACHED HOME IN DESIRABLE FENISCOWLES/CHERRY TREE LOCATION WITH NO CHAIN DELAY! Set in this enviable location stands this well presented, two double bedroom property, complete with front and rear gardens, boasting a good standard of accommodation throughout.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



SEMI DETACHED HOME IN DESIRABLE FENISCOWLES/CHERRY TREE LOCATION WITH NO CHAIN DELAY! Set in this enviable location stands this well presented, two double bedroom property, complete with front and rear gardens, boasting a good standard of accommodation throughout. High interest is expected and so early viewing is advised.

This lovely property briefly comprises an entrance hallway providing access to the spacious 15ft lounge which is filled with natural light thanks to the large window and allows the perfect space for the family to relax. The well appointed kitchen boasts ample storage in the form of base and eye level units with contrasting work surfaces and laminate flooring. The kitchen also provides access to the rear garden. Completing the ground floor is the conveniently located w/c. To the first floor, leading from the landing which provides access to the loft, is the master bedroom with a large window that floods the room with light. Bedroom two is a further double and offers neutral décor and a further third bedroom is also present which is a comfortable single. Completing this charming property is the three piece bathroom in white with a mains fed shower over the bath. The property is warmed through gas central heating and benefits from double glazing throughout.

Feniscowles and Cherry Tree is a sought after location due to being within the catchment area of highly regarded schools and also situated close to stunning walking routes and excellent amenities. This splendid property benefits from low maintenance front and rear gardens and street parking is fully available directly outside in addition to the detached garage to the rear. This property presents a wonderful opportunity to own a perfect first home in this desirable area, and must be viewed internally to appreciate the accommodation on offer.



Hallway

Laminate flooring, stairs to first floor, wooden front door.

Lounge

15' 5" x 15' 6" (4.70m x 4.72m)

Carpet flooring, ceiling coving, gas fire with marble hearth and wood surround, uPVC double glazed window, panel radiator, TV point, phone point.

Kitchen

Range of fitted wall and base units and contrasting work surfaces, laminate flooring, stainless steel sink and drainer, plumbed for washing machine, space for tumble dryer, space for fridge freezer, 4x ring gas hob, extractor fan, electric oven, storage cupboard, ceiling spotlights, tiled splashbacks, cupboard housing boiler, uPVC double glazed window x2, panel radiator.

w/c

2' 11" x 4' 1" (0.89m x 1.24m)

Laminate flooring, two piece in white, tiled splashbacks, cupboard housing meter.

Landing

Carpet flooring, loft access, panel radiator.

Bedroom One

12' 3" x 15' 6" (3.73m x 4.72m)

Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Two

11' 6" x 7' 7" (3.51m x 2.31m)

Laminate flooring, uPVC double glazed window, panel radiator.

Bedroom Three

8' 2" x 7' 8" (2.49m x 2.34m)

Carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

6' 3" x 8' 2" (1.91m x 2.49m)

Tiled flooring, three piece suite in white with mains fed shower over bath, storage cupboard, heated towel radiator, uPVC double glazed frosted window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
899.73 ft²

Reduced headroom
15.27 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.

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