



## 11 Crediton Close, Blackburn

£150,000 Leasehold

**\*THREE BEDROOM SEMI DETACHED HOME IN SOUGHT AFTER LOCATION\*** Set in this enviable position on Crediton Close stands this three bedroom property complete with driveway parking and a single garage to the rear. Internally, this spacious property is a blank canvas and has the potential to add value and make your own to your own taste.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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This delightful property briefly comprises a brief entrance vestibule leading into the lounge. The open lounge has stairs leading to the first floor and benefits from plenty of natural light thanks to the large bay window to the front. The kitchen boasts ample storage in the form of base and eye level units with contrasting work surfaces. As well as this there is plenty of space for freestanding appliances and patio doors which provide access to the rear garden. To the first floor, leading from the landing, is the master bedroom which allows space for storage. Bedroom two is another comfortable double and there is a third single bedroom as well. Completing this charming property is the three piece shower room. The property is warmed through gas central heating and benefits from double glazing throughout.

Livesey is a desirable location with a fantastic community. This property is situated within the catchment area of highly regarded schools, as well as being close to excellent amenities and transport links into Blackburn, Darwen and motorways. The property benefits from driveway parking for two cars. To the rear, there is a single detached garage with an electric up and over door as well as a private garden space. Early viewing is advised to appreciate the accommodation on offer!



**Vestibule**

Carpet mat, cupboard for storage.

**Lounge**

15' 9" x 14' 8" (4.80m x 4.47m)

Carpet flooring, gas fire, stairs to first floor, panel radiator, TV point, double glazed upvc window.

**Kitchen**

14' 8" x 8' 1" (4.47m x 2.46m)

Range of fitted wall base units with contrasting work surfaces, vinyl flooring, stainless steel sink and drainer, plumbed for washing machine, space for cooker, fridge freezer, tumble dryer, and dining table, patio doors leading to the back garden, panel radiator, double glazed upvc window.

**Landing****Bedroom One**

14' 1" x 8' 3" (4.29m x 2.51m)

Double bedroom with carpet flooring, panel radiator, double glazed upvc window.

**Bedroom Two**

10' 0" x 8' 3" (3.05m x 2.51m)

Double bedroom with carpet flooring, double glazed upvc window, panel radiator.

**Bedroom Three**

9' 5" x 6' 1" (2.87m x 1.85m)

Single bedroom with carpet flooring, cupboard housing boiler, panel radiator, double glazed upvc window.

**Shower Room**

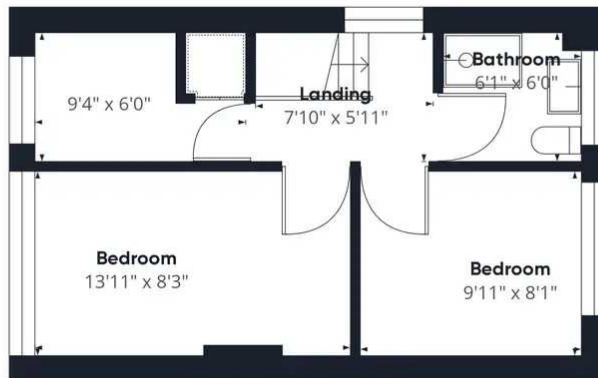
6' 2" x 6' 1" (1.88m x 1.85m)

Carpet flooring, three piece in white with mains fed shower enclosure, panel radiator, double glazed upvc window.





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
656.02 ft<sup>2</sup>

Reduced headroom  
7.37 ft<sup>2</sup>

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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