



533 Preston Old Road, Blackburn

£230,000 Leasehold

THREE BEDROOM FAMILY HOME IN SOUGHT AFTER FENISCOWLES LOCATION Situated on Preston Old Road, this property offers an exciting opportunity to own a versatile family home. With two spacious reception rooms, a large kitchen diner and three bedrooms, the property is completed with driveway parking leading up to the garage and an idyllic rear garden space. Ideal for any growing family looking for their dream home in a convenient location for accessing well-regarded schools, major commuter routes, train station, bus links and local shops.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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Entering the property you are greeted by a brief entrance vestibule which leads into the welcoming hallway. From here, you can enter the lounge which has a large window allowing plenty of natural light to flood the room and a comforting wood burner being the main focal point. The second reception room benefits from a gas fire in a limestone surround and patio doors providing access to the rear garden. The kitchen boasts plenty of storage in the form of base and eye level units with contrasting work surfaces, Vinyl flooring and over looks the rear garden. Additionally, the kitchen provides access to the garage and also includes an integrated gas hob and oven, as well as having the plumbing for a washing machine and dishwasher. Leading onto the first floor off the landing is the master bedroom with fitted wardrobes allowing the floorplan to be utilised perfectly. A second comfortable double is available with fitted wardrobes and access to the boarded loft, as well as a third single bedroom. Completing the property internally is the three piece family bathroom suite and separate W/C. The property is fully double glazed and has gas central heating throughout.

Feniscowles is a highly desirable location due to the excellent array of amenities and schools nearby, as well as stunning walking routes. Set on a large plot, this sublime property has a wonderfully maintained front garden as well as driveway parking leading to the garage which benefits from power and lighting. To the rear, there is a decked area perfect for relaxing with the family and entertaining guests which looks over the beautifully presented laid to lawn garden space. This property is expected to be extremely popular and so early viewing is highly advised.



Vestibule

Laminate flooring, composite front door.

Hallway

Laminate flooring, stairs to first floor, stained glass window, panel radiator.

Lounge

12' 3" x 11' 7" (3.73m x 3.53m)

Carpet flooring, ceiling coving, wood burner, uPVC double glazed window, panel radiator, TV point.

Second Reception Room

13' 7" x 11' 7" (4.14m x 3.53m)

Carpet flooring, ceiling coving, gas fire with limestone hearth and surround, patio doors to rear, panel radiator.

Kitchen

18' 2" x 10' 11" (5.54m x 3.33m)

Range of fitted wall and base units and contrasting work surfaces, vinyl flooring, sink and drainer, plumbed for washing machine and dishwasher, tiled splashbacks, 4x ring gas hob, electric oven, space for fridge freezer, door into garage, storage cupboard, uPVC double glazed window x2 and door to rear

Master Bedroom

11' 7" x 10' 8" (3.53m x 3.25m)

Laminate flooring, fitted wardrobes, uPVC double glazed window, panel radiator

Bedroom Two

10' 10" x 10' 2" (3.30m x 3.10m)

Carpet flooring, fitted wardrobes, loft access (boarded, ladder and lighting), uPVC double glazed window, panel radiator

Bedroom Three

7' 0" x 6' 0" (2.13m x 1.83m)

Carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

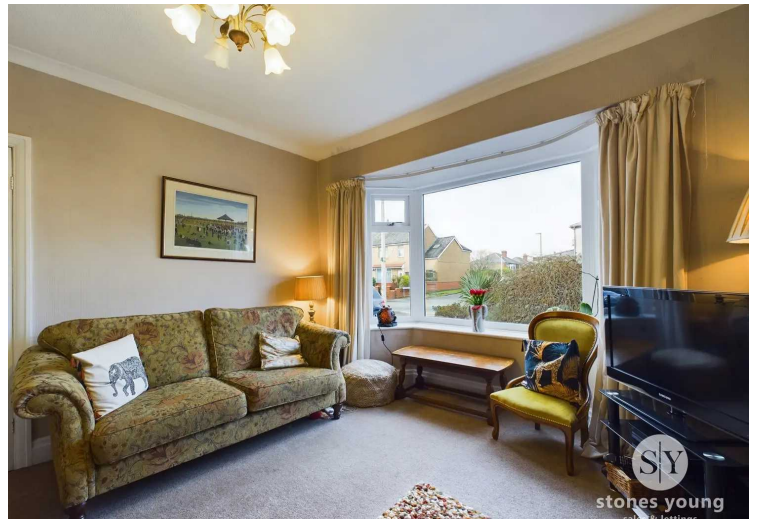
6' 10" x 5' 0" (2.08m x 1.52m)

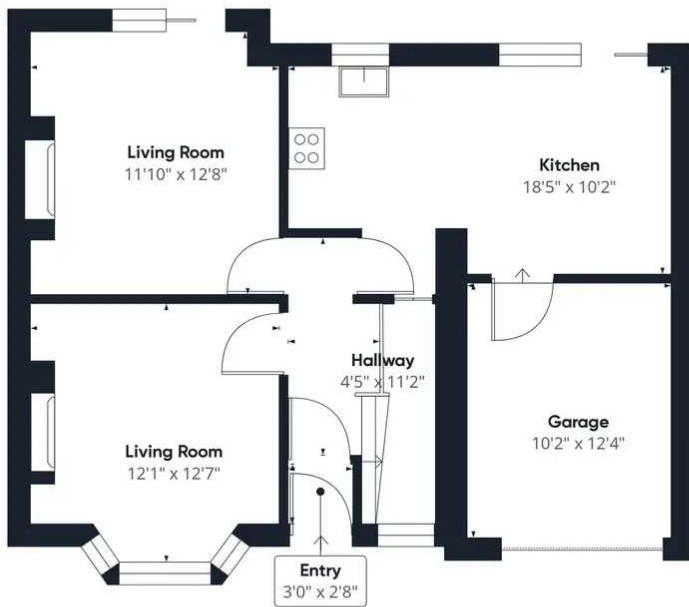
Tiled flooring, three piece suite in white with vanity unit, electric shower over bath, heated towel radiator, uPVC double glazed frosted window.

WC

4' 1" x 2' 0" (1.24m x 0.61m)

Tiled flooring, w/c in white, uPVC double glazed frosted window





Floor 0



Floor 1

Approximate total area⁽¹⁾
1086.09 ft²

(1) Excluding balconies and terraces

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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