



Hilton &
Horsfall

BB1 9QZ

East Lancashire Road, Blackburn Offers In The Region Of £275,000

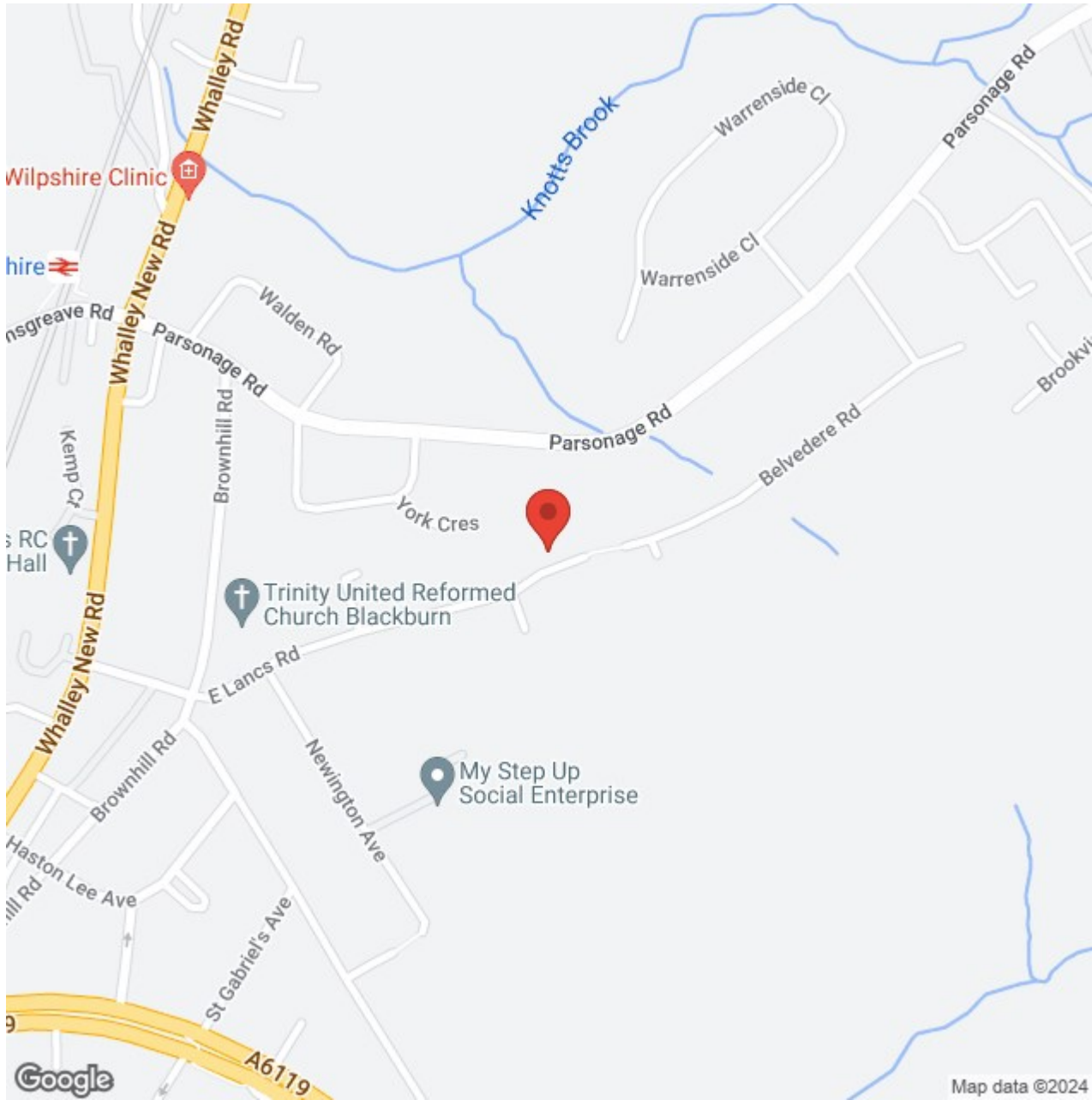
- Detached • Three bedrooms • Integral garage • Contemporary three piece bathroom suite • Meticulously maintained garden

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Lancashire

Unexpectedly back on the market. A brilliant opportunity has arisen to acquire this beautifully presented THREE bedroomed detached dwelling located in the highly desirable area of Brownhill, Blackburn. Situated close by to local amenities, transport links and the M65 motorway offering easy access through to neighbouring towns / cities such as: Burnley, Preston & Manchester. The property has been maintained to a high standard throughout, affording many noteworthy features and briefly comprising of: a family sized living room which is open to the dining room, large kitchen, and a useful ground floor w.c. To the first floor / landing you will find three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front elevation you will find a lawned area with mature trees, shrubs and flowerbeds and a block paved driveway leading up to the integral garage which offers ample space for off road parking. To the rear elevation you will find a large garden with a flagged patio area having space for outdoor furniture, storage shed, meticulously maintained laid lawn, potting area, greenhouse and once again mature trees, shrubs and flowerbeds. This garden is ideal for use during the Spring / Summer months and offers views of Longridge Fell from the rear. Early viewing is highly advised to avoid disappointment. Council Tax Band D.

GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 17'9" x 15'3" (5.414m x 4.652m)

A family sized living room having ceiling coving, space for settees, television point, open balustrade staircase to the first floor / landing, access to under stairs storage cupboard, 2x central heating radiators, uPVC double glazed bay fronted window and being open to the dining room.

DINING ROOM 10'5" x 9'1" (3.182m x 2.781m)

Open to the living room having space for a dining table and chairs, ceiling coving, 1x central heating radiator and uPVC double glazed window to the rear elevation.

KITCHEN 20'9" x 8'0" (6.338m x 2.460m)

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, part tiled walls, inset sink with, Hotpoint oven / grill with chrome extractor fan above, space for a dishwasher, space for a freestanding fridge / freezer, recessed LED spotlights, 2x central heating radiators, uPVC double glazed

window to side elevation and uPVC patio doors leading out to the rear elevation.

W.C

A ground floor w.c comprising of: wood effect flooring, low level w.c, pedestal sink with chrome mixer tap, 1x central heating radiator and uPVC double glazed window to the rear elevation.

GARAGE 17'4" x 8'10" (5.303m x 2.694m)

Ideal for storage purposes and off road parking. With plumbing for a washing machine and space for a freestanding fridge / freezer.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 13'8" x 10'3" (4.170m x 3.140m)

A bedroom of double proportions with ceiling coving, fitted wardrobes, space for drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO 11'7" x 10'3" (3.556m x 3.127m)

Another bedroom of double proportions with ceiling coving, loft hatch, space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 10'11" x 7'2" (3.335m x 2.205m)

A well proportioned bedroom which is currently utilised as a home office having ceiling coving, space for a desk and chairs / drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: wood effect flooring, panelled bathtub with chrome mixer tap, shower over and glass shower screen. tiled walls, pedestal sink with chrome mixer tap, push button w.c, heated chrome towel rack and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the front elevation you will find a lawned area with mature trees, shrubs and flowerbeds and a block paved driveway leading up to the integral garage which offers ample space for off road parking. To the rear elevation you will find a large garden with a flagged patio area having space for outdoor furniture, storage shed, meticulously maintained laid

lawn, potting area, greenhouse and once again mature trees, shrubs and flowerbeds. This garden is ideal for use during the Spring / Summer months and offers a tranquil retreat.

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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OUTSIDE

Externally to the front elevation you will find a lawned area with mature trees, shrubs and flowerbeds and a block paved driveway leading up to the integral garage which offers ample space for off road parking. To the rear elevation you will find a large garden with a flagged patio area having space for outdoor furniture, storage shed, meticulously maintained laid lawn, potting area, greenhouse and once again mature trees, shrubs and flowerbeds. This garden is ideal for use during the Spring / Summer months and offers a tranquil retreat.







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