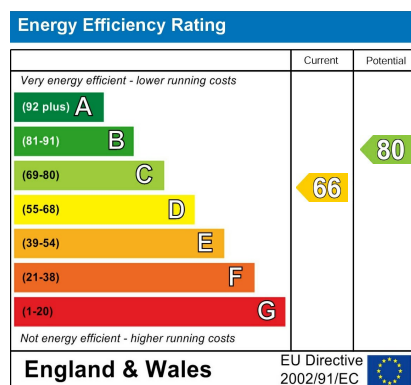


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Livesey Branch Road, Blackburn, BB2 5EG

### £280,000

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME WITH PLANNING PERMISSION FOR TWO STOREY EXTENSION

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and scope to extend if desired, this enviable four bedroom semi detached property with loft conversion is being proudly welcomed to the market in the most desirable location of Feniscowles. With a stunning open plan kitchen/living space, modern fixtures and fittings and not being overlooked from the front, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Preston, Chorley and major motorway links. With two living areas, added workshop/garage and off road parking, this property is the perfect home to move straight into!

The property comprises briefly; a welcoming entrance porch guides you through to a hallway which provides access through to two spacious reception rooms, WC and staircase to the first floor. The second reception room leads openly on to a contemporary fitted kitchen and out to the rear garden through bi-folding doors. The first floor comprises of doors on to three generously sized bedrooms, a modern family bathroom and staircase to the attic conversion. The attic conversion has been split into two separate rooms with one being used as a fourth bedroom. Externally, there is a laid to lawn garden to the rear with paving, decking and bedding areas, as well as access on to a detached workshop/garage/utility space. To the front there is ample off road parking.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.



# Livesey Branch Road, Blackburn, BB2 5EG

£280,000



- Beautifully Presented Semi Detached Property
- Open Plan Living
- Well Maintained Rear Garden with Summerhouse
- EPC Rating D
- Four Bedrooms
- Modern Fixtures and Fittings
- Tenure Leasehold
- Three Piece Bathroom
- Two Loft Rooms
- Council Tax Band C

## Ground Floor

### Entrance Porch

7'8 x 7'3 (2.34m x 2.21m )

UPVC double glazed front door, UPVC double glazed window, upright central heating radiator, Baxi boiler, tiled flooring and hardwood single glazed door to hall.

### WC

5'2 x 2'9 (1.57m x 0.84m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights and wood effect laminate flooring.

### Reception Room One

14'6 x 12'2 (4.42m x 3.71m)

UPVC double glazed box bay window, central heating radiator, coving to ceiling, ceiling rose, exposed brick fireplace with granite effect hearth, television point and wood effect laminate flooring.

### Reception Room Two

19'4 x 12'2 (5.89m x 3.71m )

Two Velux windows, upright central heating radiator, coving to ceiling, spotlights, cast iron multifuel burner, television point, tiled flooring, open to kitchen and aluminium double glazed bi-folding doors to rear.

### Kitchen

11 x 8'4 (3.35m x 2.54m )

UPVC double glazed window, upright central heating radiator, range of high gloss wall and base units, wood effect worktops, composite one and a half bowl sink and drainer with high spout mixer tap, two integrated electric Neff oven and integrated Baumatic microwave, integrated Neff induction hob and extractor hood, space for fridge freezer and dishwasher, spotlights and tiled flooring.

## First Floor

### Landing

11'6 x 6'2 (3.51m x 1.88m )

UPVC double glazed frosted window, central heating radiator, coving to ceiling, smoke detector, oak doors leading to three bedrooms, bathroom and stairs to second floor.

### Bedroom One

12'7 x 12'2 (3.84m x 3.71m )

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

### Bedroom Two

13'4 x 12'2 (4.06m x 3.71m )

UPVC double glazed window, upright central heating radiator, coving to ceiling, understairs storage and wood effect laminate flooring.

### Bedroom Three

9'10 x 8'5 (3.00m x 2.57m)

UPVC double glazed window, central heating radiator and coving to ceiling.

## Bathroom

10'2 x 8'5 (3.10m x 2.57m )

Velux window, central heated towel rail, dual flush WC, P-shaped panel bath with waterfall mixer tap, overhead direct feed rainfall shower and rinse head, vanity top wash basin with mixer tap, tiled elevations, extractor fan, spotlights, eave storage space, integrated low cupboard and tiled flooring.

## Second Floor

### Loft Room One

20'5 x 10'6 (6.22m x 3.20m )

Velux window, smoke detector and open to loft room two.

### Loft Room Two

7'8 x 6'11 (2.34m x 2.11m)

Velux window.

## Exterior

### Rear

Enclosed garden with laid to lawn, paving, decking, bedding areas and access to summerhouse/utility/workshop.

### Summerhouse

18'7 x 9'9 (5.66m x 2.97m)

UPVC double glazed window, power, lighting, plumbing for washing machine and dryer.

### Front

Off road parking.



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