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Plan produced using PlanUp.




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# Cranshaw Drive, Blackburn, BB1 8RE
# Offers Over £189,950

FOUR BEDROOM FAMILY HOME

Conveniently situated in the heart of a popular area of Blackburn, this four-bedroom, semi-detached home is being welcomed to the property market. Ideally suited for a growing family looking for a property they can put their personal stamp on to make it their dream family home! The property provides easy access to local amenities and schools as well as major commuter routes along the Blackburn ring road.

The property comprises briefly, to the ground floor; entrance through the porch to a spacious reception room with superb views from the bay window and steps leading to doors to the fitted kitchen and inner hall. The inner hall has doors providing access to a three-piece bathroom and two bedrooms as well as having stairs leading to the lower ground floor. To the lower ground floor is a landing with doors leading to two more bedrooms and a storage room which provides internal access to the garage.

Externally the property boasts a laid to lawn garden with bedding areas and patio. The front of the property has a laid to lawn garden with a driveway providing off-road parking for numerous vehicles leading to the garage and steps leading to the front entrance door.

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

# Cranshaw Drive, Blackburn, BB1 8RE
# Offers Over £189,950

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- Semi-Detached Property
- Four Bedrooms
- A Fantastic Family Home
- Fitted Kitchen
- Three Piece Bathroom
- Driveway & Garage
- Extensive Rear Garden
- Lots Of Potential
- Must Be Viewed

## Ground Floor

### Entrance
UPVC double glazed door and window to the porch.

### Porch
4'6 x 3'1 (1.37m x 0.94m)
UPVC double glazed window and UPVC double glazed doors leading to the rear garden and to reception room one.

### Reception Room One
15'11 x 15'4 (4.85m x 4.67m)
UPVC double glazed window, UPVC double glazed bay window, central heating radiator, three feature wall lights, television point, gas flame fire with a granite hearth and surround, decorative wooden mantel and steps leading to the inner hall and to the kitchen.

### Kitchen
11'1 x 6'8 (3.38m x 2.03m)
Velux window, a range of wood effect wall and base units, laminate worktops, oven with a four ring induction hob, extractor hood, tiled splash-backs, one and half composite sink, drainer and mixer tap, plinth lighting and tile effect flooring,

### Inner Hall
Central heating radiator and doors lead to stairs to the lower ground floor, to two bedrooms and to the bathroom.

### Bathroom
7'9 x 5'7 (2.36m x 1.70m)
UPVC double glazed frosted window, three piece suite comprises: dual flush WC, vanity top wash basin with mixer tap, a panelled bath with overhead direct feed shower and rinse head, fully-tiled elevations and tile effect flooring.

### Bedroom One
12'10 x 8'1 (3.91m x 2.46m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Two
7'6 x 7'2 (2.29m x 2.18m)
UPVC double glazed window and a central heating radiator.

## Lower Ground Floor
Doors lead to two bedrooms and to a storage room

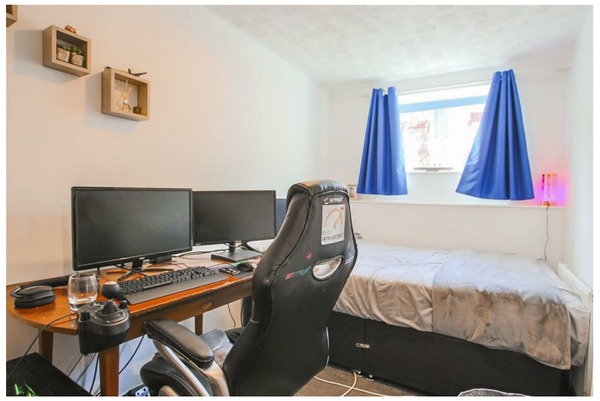
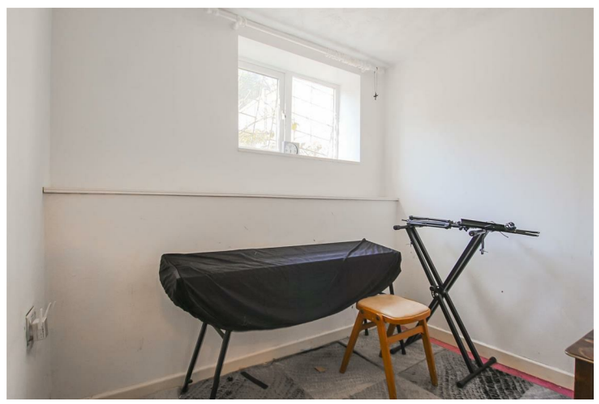
### Bedroom Three
12' x 7' (3.66m x 2.13m)
UPVC double glazed window and a central heating radiator.

### Bedroom Four
7'11 x 6'9 (2.41m x 2.06m)
UPVC double glazed window, central heating radiator

### Storage Room
13'2 x 6'7 (4.01m x 2.01m)
Door to the garage

## Garage
16' x 15'4 (4.88m x 4.67m)
Up and over door, a boiler, plumbing for a washing machine, space for a tumble dryer,

## External

### Front
Off-road parking for two vehicles leading to the garage, and a laid to lawn garden with steps leading to the front entrance door.

### Rear
Laid to lawn garden with a paved patio.