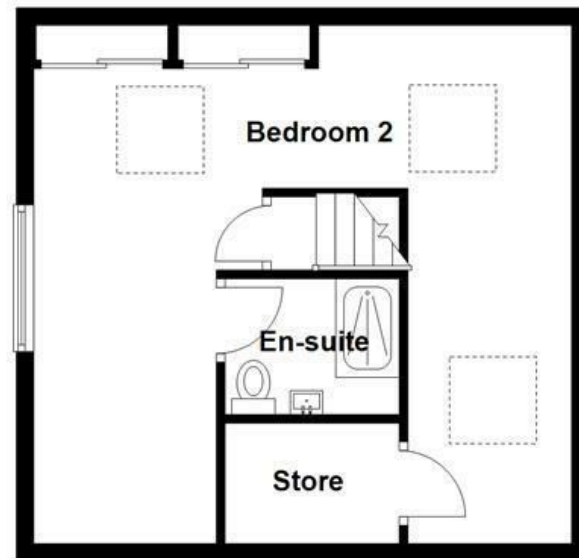



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	55	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Livesey Hall Close, Blackburn, BB2 5NQ

£239,950

AN IMMACULATE SEMI DETACHED PROPERTY WITH ENVIABLE GARDENS

Built by renowned builders Frankland's in 1969, these properties rarely come to the market. Having been presented and updated to the highest standard throughout with immaculate presentation, stylish decoration and an abundance of indoor and outdoor space, this outstanding two bedroom semi detached bungalow is being proudly welcomed to the market in the sought after location of Cherry Tree, Blackburn on a quiet cul de sac. With wrap around gardens, two bathrooms and having been updated with no details missed, this property is the perfect home for any small family or couple truly not to be missed! Originally built with an upstairs second bedroom, this has been transformed into an extensive bedroom with sitting area & study area, using up the whole of this to maximise storage and bedroom space, also encompassing a beautiful en suite bathroom. The layout is flexible to create a second room, if needed. as well as benefitting from a detached garage, modern fixtures and fittings and ample off road parking, this property is the perfect home ready to move straight into! Situated conveniently close to bus routes, train stations, local schools and amenities, as well as network links to Preston, Chorley, Darwen and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen, double bedroom and modern shower room. The reception room houses an open staircase to the first floor. The kitchen leads on to a rear porch. The first floor comprises of a door onto an enviable second bedroom which wraps around a fantastic en suite and storage space. Externally there is an enclosed garden with laid to lawn, paving, bedding and mature shrubs to the rear. To the front there is a laid to lawn garden with paving, bedding, off road parking and access on to the detached garage

Livesey Hall Close, Blackburn, BB2 5NQ

£239,950

 2  2  1  D

- Spacious Semi Detached Bungalow
 - Immaculate Presentation Throughout
 - Off Road Parking
 - Council Tax Band C
- Two Double Bedrooms
 - Detached Garage
 - EPC Rating D
- Two Bathrooms
 - Fully Updated Throughout
 - Tenure Freehold

Ground Floor

Entrance

Composite double glazed frosted leaded door to the entrance vestibule.

Entrance Vestibule

2'10 x 2'7 (0.86m x 0.79m)

Meter cupboard, tiled effect vinyl flooring, oak single glazed door to the hallway.

Hallway

10'3 x 7 (3.12m x 2.13m)

Central heating radiator, smoke alarm, wood effect lino flooring, oak doors to reception room, kitchen, bedroom one and shower room.

Reception Room One

20 x 19 (6.10m x 5.79m)

Two UPVC double glazed windows, central heating radiator, gas fire with granite effect hearth and surround, television point, staircase to the first floor.

Kitchen

10'5 x 9'8 (3.18m x 2.95m)

Two UPVC double glazed windows, central heating radiator, a range of wood effect wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink and drainer with a high spout mixer tap, integrated electric Neff double oven with a four ring gas hob and extractor hood, integrated fridge and freezer, plumbing for washing machine, breakfast bar, PVC panelling to the ceiling, spotlights, smoke alarm, tiled flooring, hardwood single glazed frosted door to the rear porch.

Rear Porch

4'3 x 3'1 (1.30m x 0.94m)

Storage cupboard, tiled flooring, composite double glazed frosted door to the rear.

Bedroom One

13'7 x 9'10 (4.14m x 3.00m)

UPVC double glazed window, central heating radiator.

Shower Room

7 x 5'4 (2.13m x 1.63m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a double direct feed rainfall shower enclosure with rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, coving, extractor fan, LED mirror, tiled flooring.

First Floor

Landing

4'9 x 2'7 (1.45m x 0.79m)

Oak door to bedroom two.

Bedroom Two

20'4 x 19'7 (6.20m x 5.97m)

UPVC double glazed window, three Velux windows, central heating radiator, spotlights, two feature wall lights, fitted wardrobes, television point, double access storage cupboard, oak door to the en suite.

En Suite

6'7 x 5'2 (2.01m x 1.57m)

Velux window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, tiled elevations, granite effect panelled elevations, extractor fan, inset shelving, tiled flooring.

External

Front

Laid to lawn garden with bedding, off road parking and access on to a detached garage.

Rear

Laid to lawn garden with bedding, paving and mature shrubs.

