



Livesey Branch Road, Blackburn, BB2 4QR

Offers over £149,950

Nestled on Livesey Branch Road in Blackburn, this charming house offers a delightful blend of comfort and practicality. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. This property has also been freshly redecorated and brand new carpets fitted throughout.

The house boasts one bathroom, one shower room and separate WC ensuring convenience for all residents. The design is both functional and inviting, making it easy to envision your life here.

For those with vehicles, the property provides parking as well as on street parking, adding to the ease of daily living. The location is well-connected, offering access to local amenities and transport links, making it a suitable choice for both commuters and families alike.

This property presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious home. Don't miss the chance to make this lovely house your new residence.

Contact our office on 01254 691352 to arrange a viewing!

Lounge 12'1" x 12'1" (3.69 x 3.69)



The reception room is exceptionally large and benefits from one double glazed window at the front of the property and one window at the back allowing a lot of light in to the room, gas central heating radiator, ceiling light points, telephone point and television point. The walls and woodwork have been freshly painted in a neutral colour and the floor has been laid with brand new grey carpet.

Kitchen 8'11" x 9'2" (2.74 x 2.80)



Range of wall and base units with laminate surfaces and complementary tiled splash backs, integrated electric oven with four ring gas hob and extractor canopy, stainless steel sink, drainer and mixer tap and laminate flooring. Light is gained via double glazed windows to the rear. The walls and woodwork have been fully repainted. The kitchen also benefits from a storage cupboard and the access to the downstairs WC and rear garden is gained via the kitchen.

Downstairs W/C



Situated at the rear of the property the downstairs WC comprises of a white WC and wall hung wash basin along with double glazed window.

Bedroom 1 8'11" x 16'11" (2.72 x 5.17)



Situated on the ground floor, this bedroom benefits from one double glazed window to the front of the property and one to the side allowing a lot of light in to the room, gas central heating radiator and ceiling light points. The walls and woodwork have been freshly painted in a neutral colour and the floor has been laid with brand new grey carpet. In this room is also a small shower room which would also be ideal for disability access.



Bedroom 2 8'11" x 10'11" (2.72 x 3.35)



To the first floor, this bedroom benefits from one double glazed window to the front of the property, gas central heating radiator and ceiling light points. The walls and woodwork have been freshly painted in a neutral colour and the floor has been laid with brand new grey carpet.

Bedroom 3 9'0" x 15'11" (2.76 x 4.87)



To the first floor, this bedroom benefits from one double glazed window to the front of the property, gas central heating radiator and ceiling light points. The walls and woodwork have been freshly painted in a neutral colour and the floor has been laid with brand new grey carpet.

Bedroom 4 6'7" x 15'11" (2.03 x 4.87)



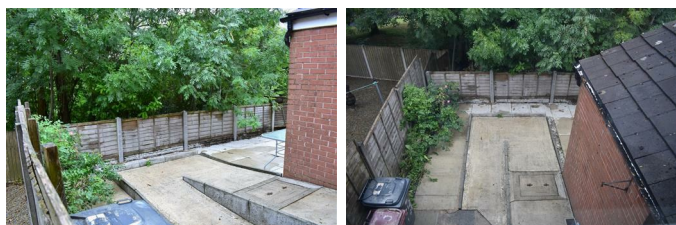
To the first floor, this bedroom benefits from one double glazed window to the rear of the property, gas central heating radiator and ceiling light points. The walls and woodwork have been freshly painted in a neutral colour and the floor has been laid with brand new grey carpet.

Bathroom 7'4" x 8'11" (2.26 x 2.73)

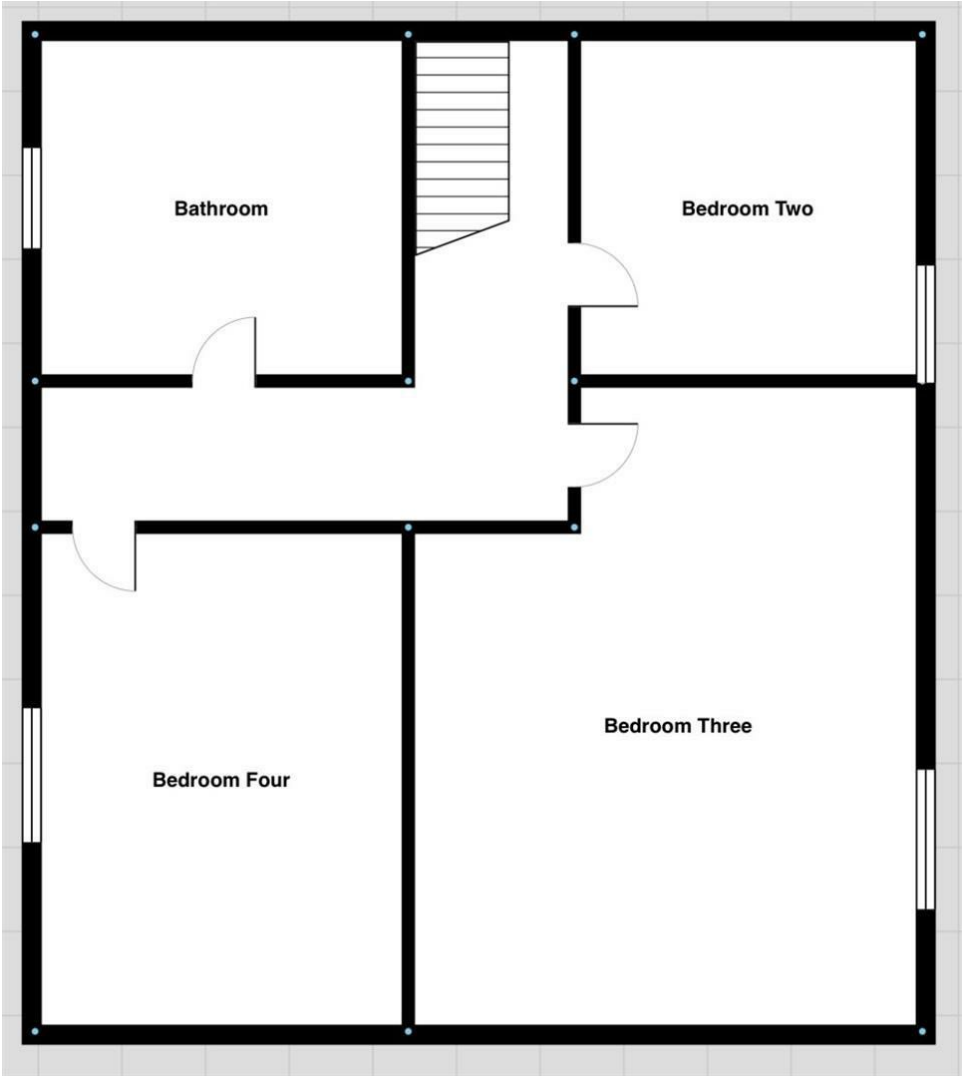


The family bathroom comprises of a W.C, wash basin and a bath with shower overhead. Freshly re painted and fitted with vinyl flooring.

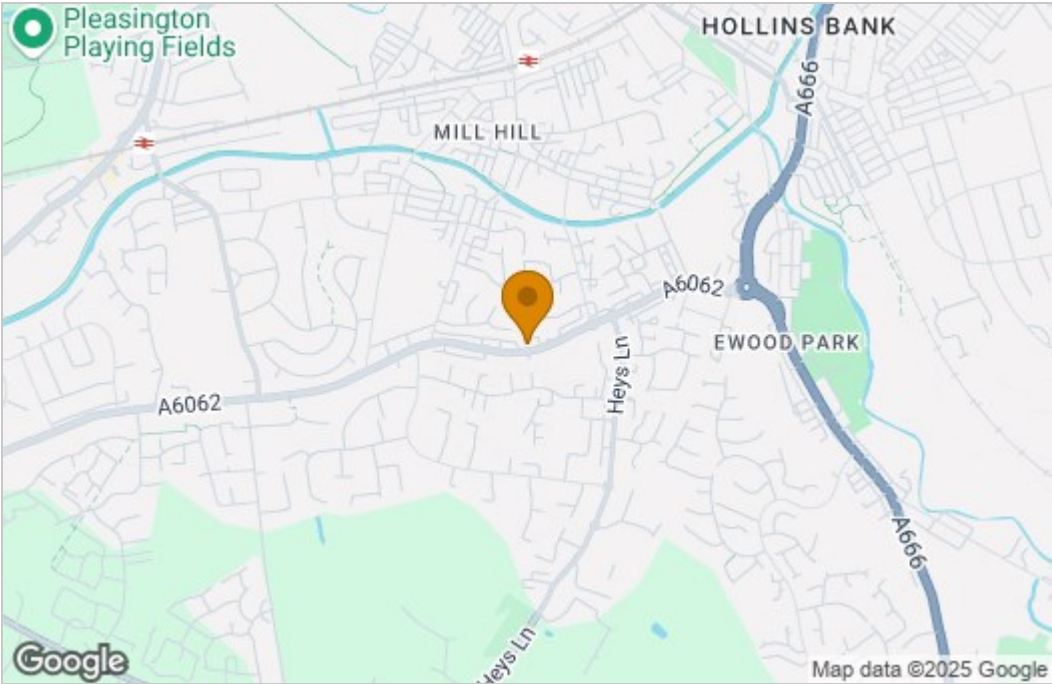
Rear Garden



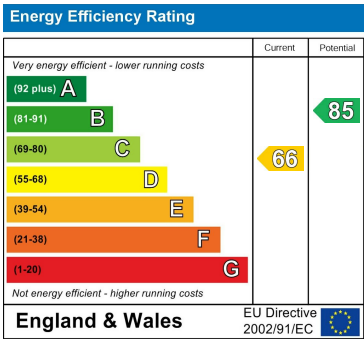
Floor Plan



Area Map



Energy Efficiency Graph



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