



## Tiverton Drive, Blackburn, BB2 4NR Offers in the region of £174,950

A BEAUTIFUL THREE BEDROOM FAMILY HOME IN THE HIGHLY SOUGHT AFTER AREA OF LIVESY, BLACKBURN.

Duffin's Estate Agents are delighted to present to the Sales market this beautiful three bed semi detached home situated in the highly sought after area of Livesey in Blackburn. The property briefly comprises of a cosy living room with entertainment feature, spacious modern fitted kitchen with UPVC doors to the garden, three bedrooms and stylish three piece family bathroom. The property also offers two storage cupboards and under stairs storage providing ample space.

Externally the property benefits from gardens to the front of the property with a pathed pathway to the entrance and spacious garden to the rear, which is the perfect space for entertaining with a two level garden comprising of a decking, paved patio and artificial lawn. It even has its own bar and detached garage! There is also scope within the garden to have a driveway.

Situated within walking distance to local shops and amenities, bus routes and local schools, as well as having Tockholes countryside walks on your doorstep, this is the perfect family home.

Lounge 15'10" x 15'2" (4.84 x 4.64)



This stunning lounge favours a stylish media wall, grey fitted carpet, understairs storage, cloak room, UPVC double glazed window and UPVC double glazed front door. The lounge also compliments a glass panel door to the kitchen, stylish gas central heating panelled radiators and ceiling light. This really is a lovely family space to enjoy winding down.



Kitchen 8'8" x 14'6" (2.65 x 4.42)



The kitchen really is a great space and comes with a good range of white kitchen units and contrasting work tops, integrated fridge freezer, five ringed gas hob, electric fan cooker, extractor fan and a one and a half bowl ceramic sink with chrome mixer tap. The floor is laid with tiled flooring and is finished off with kickboard lighting as well as ceiling spotlights. The UPVC double glazed window and door to the spacious garden provides ample lighting and this is a great space for those who love to cook. The kitchen has the added benefit of a breakfast bar along with understairs storage.



## Landing



Lovely sized hallway featuring grey fitted carpet, double glazed window and a ceiling light.

## Master Bedroom 11'7" x 7'10" (3.54 x 2.41)



Spacious master bedroom offering ample space. The room benefits from grey fitted carpet, fitted wardrobes, UPVC double glazed window, white painted walls, gas central heating and ceiling spotlights.

## Second Bedroom 8'2" x 10'1" (2.49 x 3.09)



A good size second bedroom offering plenty of space. The room benefits from UPVC double glazed window, grey fitted carpet, gas central heating radiator and ceiling spotlights.

## Third Bedroom 6'0" x 9'2" (1.85 x 2.81)



A cosy third bedroom offering ample space with a fitted bed, wardrobes and drawers. The floor is fitted with grey carpet, stylish panelled radiator, ceiling light and UPVC double glazed window.

### Bathroom 6'2"x 6'6" (1.9x 1.99)



This beautiful family bathroom comprises of a P shaped bath with waterfall shower and hand held mixer, sink vanity unit with a waterfall tap and a dual flush toilet. The bathroom is finished off with a stylish panelled radiator, wall mounted mirror, towel rail, lino flooring and frosted glass UPVC double glazed window.

### Garden



This low maintenance garden provides the perfect space for those summer nights. Split over two levels, the garden comprises of decking area with feature lights, paved patio and artificial lawn. The garden benefits from a garage and even features its own bar.



### External

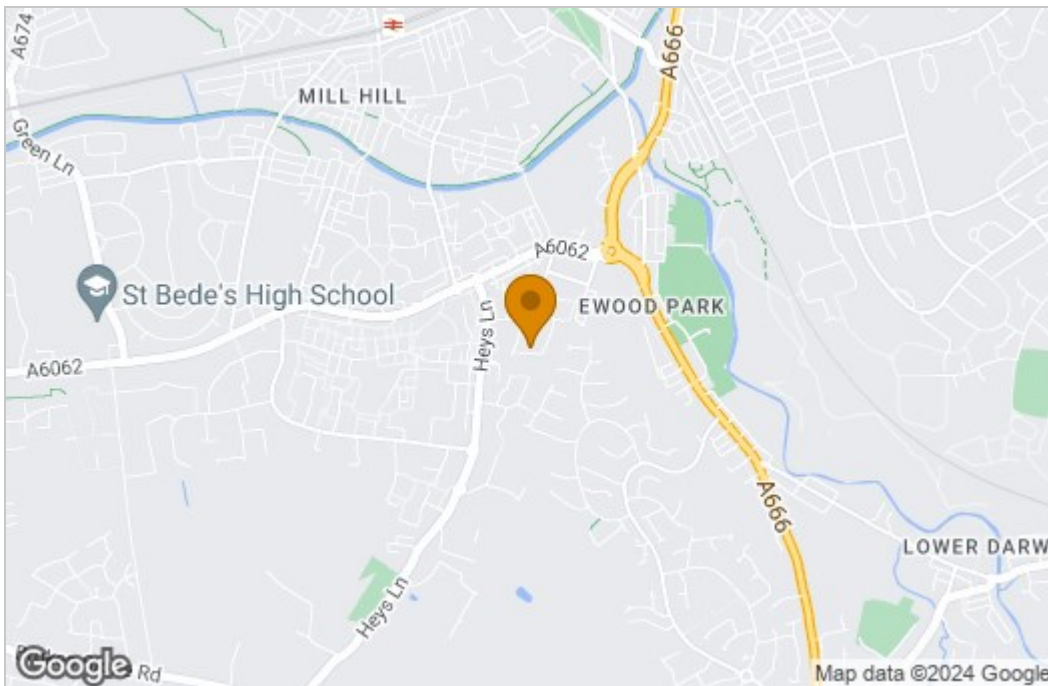


This property occupies a corner plot and offers ample space. The front of the property is laid to lawn and offer a paved pathway to the entrance of the property.

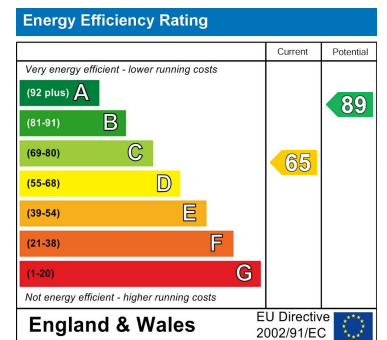
## Floor Plan



## Area Map



## Energy Efficiency Graph



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