



Livesey Branch Road, Feniscowles, Blackburn

Offers Over £249,995

Ben Rose Estate Agents are delighted to present to the market this well presented three-bedroom semi-detached home, located in Feniscowles. Perfectly suited to families, the property offers ample nearby amenities including a wide choice of highly regarded schools as well as restaurants and pubs. There are plenty of walks and countryside just a stones throw away providing the best of both worlds. The home has generous living space throughout with the potential to expand over the garage area with the correct planning permission. complemented by excellent transport links including bus routes and easy access to the M6 and M61 motorways. Early viewing is strongly advised to avoid disappointment.

Upon entering the home you are greeted by a wonderful entrance hall with a separate porch boasting stained glass windows. There is a convenient WC located off the entrance hall adding convenience to the ground floor. Moving into the house is the spacious lounge and dining area that is flooded with natural light thanks to the dual aspect bay windows. The lounge area features a stunning living flame fireplace that creates a cosy centerpiece to the room. To the rear is the modern kitchen with ample worktop space and integrated appliances, as well as seamless access to the rear garden via the double patio doors. There is also access to the attached garage from here, which also houses the washing machine.

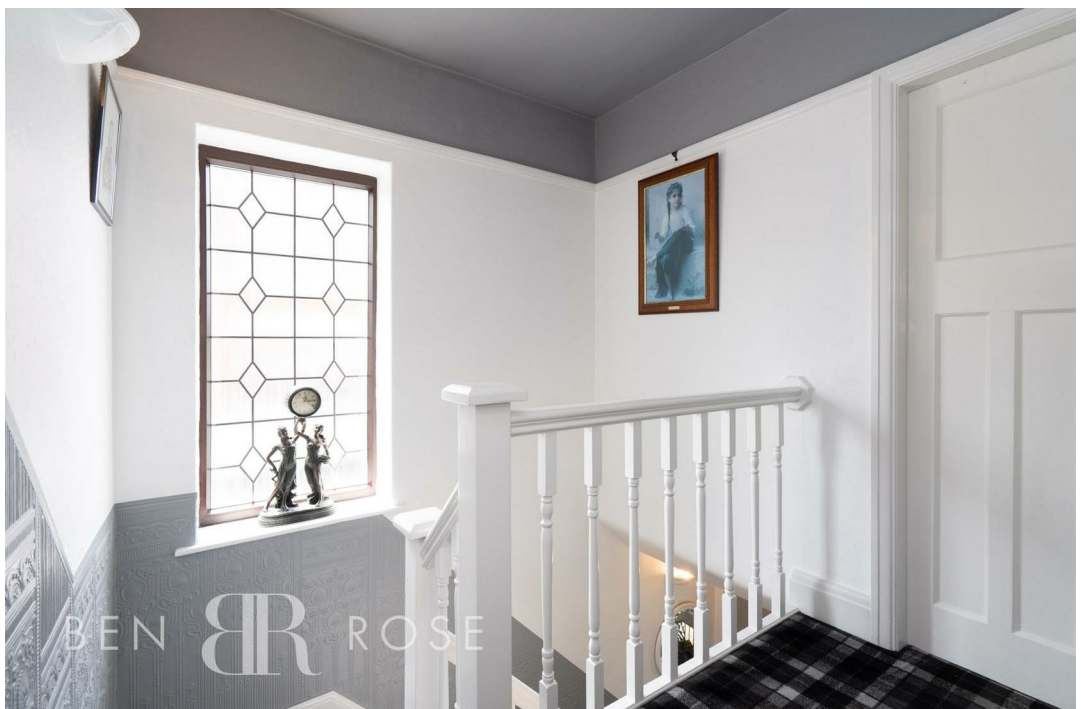
Moving to the first floor you will find three well appointed bedrooms with the master and the second both being spacious doubles and boasting fitted wardrobes providing ample storage. Completing the floor is the stylish four piece family bathroom, which incorporates an eight jet whirlpool spa bath.

Externally, the home features an immaculate and well kept rear garden with a combination of lawned and patio areas that captures plenty of sun all through the summer months. To the front is another well maintained lawned garden, incorporating a two car driveway and garage access. The spacious single garage also offers room for another car as well as room for more freestanding appliances.

Overall this highly desirable home offers an ideal opportunity for a family looking to move to a well connected area.







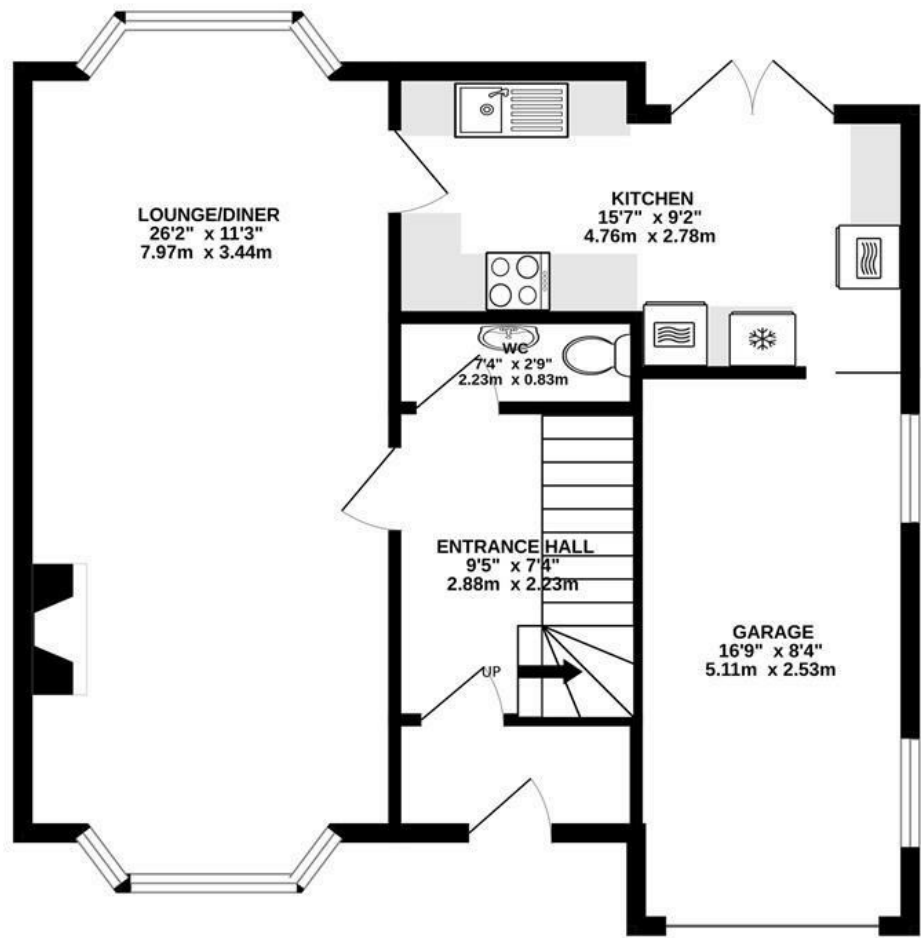




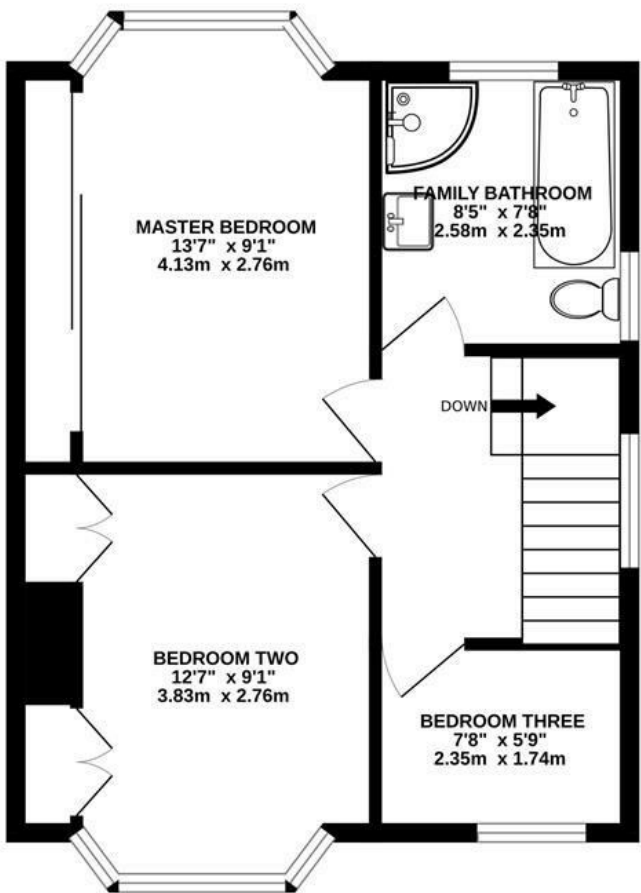


BEN ROSE

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

