HUNTERS®

HERE TO GET *you* THERE



Livesey Branch Road

Blackburn, BB2 5DB

£1,200 Per Month

3 2 3

Situated in the heart of Feniscowles this extended semi provides a beautiful home for any lucky takers. Great garden space complimented by a unique ground floor layout ticks all the boxes for family life.

The property comprises; entrance vestibule, entrance hallway, front lounge, rear sitting room, conservatory, extended dining kitchen & a ground floor WC. From the kitchen there is access into a single garage. To the first floor there are three bedrooms and a three piece shower room. Two of the bedrooms are doubles with the 3rd more suited as a single.

Out back there is a fantastic sized garden with a mixture of lawn and flagged patio. To the front there is a paved double driveway which can accommodate numerous vehicles.

The house is situated in Feniscowles, one of the most sought after areas locally. It has everything covered from schools to transport links along with local sports clubs and food outlets all within short proximity.

OUR THOUGHTS - 'Properties in this post code are never around for long'







Vestibule 5'11" x 3'1" (1.80m x 0.94m)

Hall 11'9" x 5'11" (3.58m x 1.80m)

Lounge 12'3" x 11'4" (3.73m x 3.45m)

Sitting Room 12'3" x 12'3" (3.73m x 3.73m)

Conservatory 10'4" x 9'2" (3.15m x 2.79m)

Kitchen 39'4"'13'1"" x 29'6"'0'0"" (12'4" x 9'0")

2nd Kitchen Area 8'10" x 5'10" (2.69m x 1.78m)

Ground Floor WC 5'7" x 4'2" (1.70m x 1.27m)

Bedroom One 12'3" x 11'4" (3.73m x 3.45m)

Bedroom Two 12'3" x 12'3" (3.73m x 3.73m)

Bedroom Three 6'11" x 5'11" (2.11m x 1.80m)

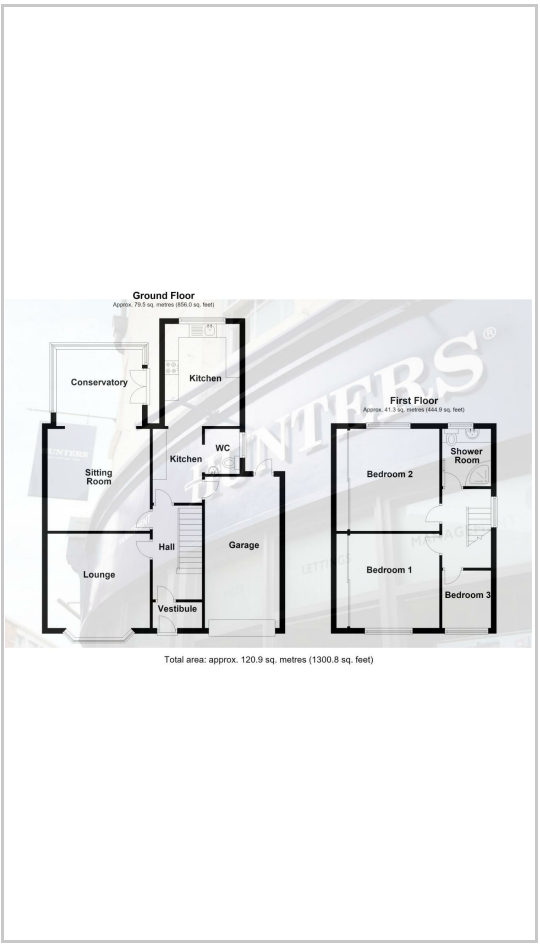
Shower Room 6'10" x 5'10" (2.08m x 1.78m)

Garage 17'8" x 9'0" (5.38m x 2.74m)

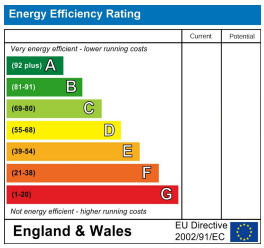
Area Map

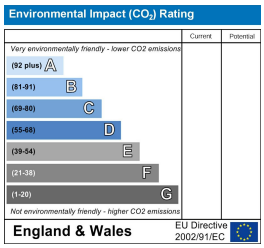


Floor Plans



Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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