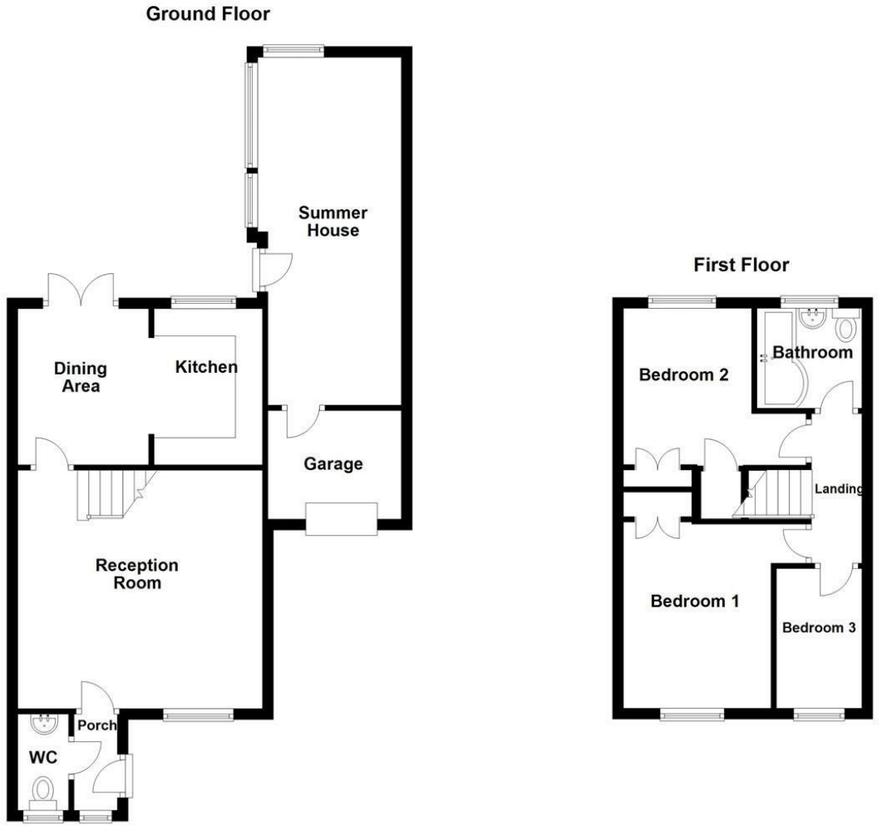
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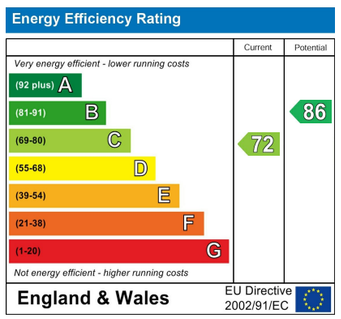
All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.











Williams Drive, Blackburn, BB2 3WT

Offers Over £180,000

THE PERFECT FAMILY HOME

Offering an abundance of indoor and outdoor space, converted garage and open plan kitchen space, this fantastic three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Blackburn on a popular estate. With modern bathroom, off road parking and added garage space, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Darwen, Preston, Accrington, Royal Blackburn Hospital and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room and WC. The reception room leads on to an open plan dining area and houses a staircase to the first floor. The dining area leads openly on to a kitchen. The first floor comprises of doors on to three generously sized bedrooms and a three-piece family bathroom. Externally there is an enclosed garden to the rear with decking, laid to lawn, bedding and access to the summer house. The summer house leads on to a fantastic garage store space. To the front there is a laid to lawn garden with mature shrubs and off road parking with access to the garage.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

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.

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Williams Drive, Blackburn, BB2 3WT

Offers Over £180,000

3 1 2 C

- End Terrace Property
- Three Bedrooms
- Open Plan Fitted Kitchen With Dining Area
- Three Piece Bathroom
- Summerhouse
- Enclosed Rear Garden
- Off Road Parking And Garage
- Freehold
- Council Tax Band: B
- EPC Rating: C

Ground Floor

Porch

5'10 x 2'7 (1.78m x 0.79m)

Composite double glazed frosted entrance door, UPVC double glazed window, central heating radiator, coving, wood effect lino floor, and doors to reception room and WC.

WC

5'10 x 3' (1.78m x 0.91m)

UPVC double glazed frosted window, central heating radiator, low basin WC, wall mounted wash basin, coving and wood effect lino.

Reception Room

14'10 x 14'5 (4.52m x 4.39m)

UPVC double glazed window, central heating radiator, coving, TV point, wood effect laminate floor, stairs to first floor and door to second reception room

Dining Area

9'5 x 7'11 (2.87m x 2.41m)

Central heating radiator, coving, wood effect laminate floor, open to kitchen and UPVC double glazed French doors to rear.

Kitchen

9'5 x 6'6 (2.87m x 1.98m)

UPVC double glazed window, range of panelled wall and base units with wood effect work tops, tiled splash back, composite sink with draining board, integrated electric oven with four ring gas hob, extractor hood, space for fridge freezer, plumbed for ashing machine, Vaillant boiler and wood effect laminate flooring.

First Floor

Landing

9' x 3'4 (2.74m x 1.02m)

Smoke alarm, loft access, oak doors to three bedrooms and bathroom.

Bedroom One

11'4 x 11'1 (3.45m x 3.38m)

UPVC double glazed window, central heating radiator, over stairs storage, wood effect lino flooring.

Bedroom Two

11'1 x 9'6 (3.38m x 2.90m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Three

8'3 x 5'2 (2.51m x 1.57m)

UPVC double glazed window, central heating radiator, fitted desk and wood effect lino.

Bathroom

6'5 x 6'4 (1.96m x 1.93m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity topped wash basin, panelled L shaped bath with direct feed rainfall shower with rinse head over, extractor fan, PVC panelled elevations and wood effect laminate flooring.

External

Front

Laid to lawn garden with paving, off road parking and garage.

Rear

Laid to lawn garden with paving, decking, bedding area, summer house and garage.

Garage

8'1 x 6'7 (2.46m x 2.01m)

Up and over garage door and door to summer house.

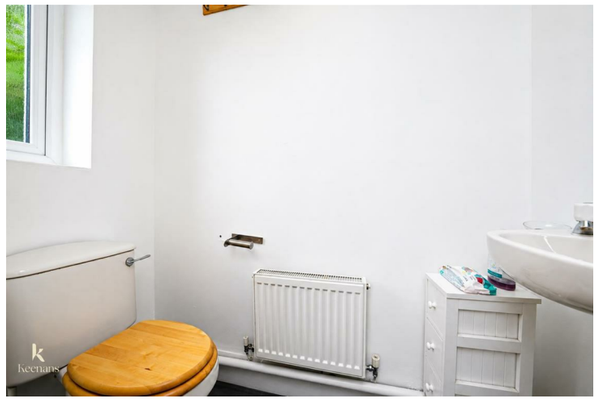
Summer House

22'1 x 8'7 (6.73m x 2.62m)

Single glazed windows, power, lighting and door to rear.

















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