



9 Regents View, Blackburn

£240,000 Freehold

THREE BEDROOM DETACHED FAMILY HOME IN ENVIABLE PLECKGATE LOCATION Set in this favourable position on Regents View stands this well presented detached property brought to the market with no chain delay. This wonderful property has recently been updated and boasts a superb standard of accommodation throughout. Early viewing is highly advised for this delightful home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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Upon entering this attractive property you will be greeted by an entrance hallway with stairs leading to the first floor. To the left you will find an additional reception room stands where the garage used to be, this conversion was carried out 4 years ago and provides additional space for the family and entertaining guests. To the right as you enter, you will find the spacious main lounge which provides a wonderful area to relax, and flows through to the kitchen / diner. The contemporary kitchen benefits from plenty of wall and base storage units and integrated appliances as well as space for a dining table and patio doors to the rear garden. Completing the ground floor is a handy two piece WC. On the first floor, leading from the landing which provides access to the loft, is the tranquil master bedroom which features the additional benefit of a shower room en suite. Two further tastefully decorated bedrooms are also present, one being a well sized double and the other a spacious single. Completing the property internally is the three piece family bathroom suite. The property is warmed through gas central heating and benefits from double glazing throughout.

Set within this desirable location on an enviable plot, this charming property is within walking distance to excellent amenities including Tesco, a post office, eateries and various beauty salons and barbers nearby. Driveway parking is present to the front of the home. To the rear there is a low maintenance garden featuring a large flagged patio, as well as a laid to lawn grass area, creating a truly wonderful outdoor space to enjoy with family and friends. This property is expected to be extremely popular due to the excellent location and high standard of accommodation on offer.



Hallway

Carpet flooring, uPVC front door, stairs first floor, panel radiator.

WC

Laminate flooring, wc and sink in white with vanity cupboard, tiled splash backs, frosted double glazed uPVC window, panel radiator.

Lounge

Carpet flooring, ceiling coving, ceiling spot lights, double glazed uPVC window, panel radiator.

Second Reception Room

Laminate flooring, ceiling spot lights, loft access, double glazed uPVC window, panel radiator.

Storage Area

Laminate flooring, ceiling spot lights, built in storage, panel radiator.

Kitchen Diner

Tiled flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, gas hob, electric oven, stainless steel sink and drainer, space for washing machine and fridge freezer, cupboard housing boiler, space for dining table, under stairs storage, double glazed uPVC window and French doors leading out to the rear garden, panel radiator.

Landing

Carpet flooring, loft access, frosted double glazed uPVC window.

Master Bedroom

Double bedroom with carpet flooring, ceiling coving, archway leading into shower area, x2 double glazed uPVC windows, panel radiator.

Shower Room

Carpet flooring, mains fed shower enclosure, storage cupboard.

Bedroom Two

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

Bedroom Three

Single bedroom with carpet flooring, double glazed uPVC window, panel radiator.

Bathroom

Vinyl flooring, three piece in white comprising of wc, basin and bath, tiled floor to ceiling, frosted double glazed uPVC window, panel radiator.





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