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Pinewood, Blackburn £190,000

An attractive and well presented modern semi detached dormer house situated in this very popular and convenient residential development on Holly Tree Village, off Livesey Branch Road. The property provides versatile accommodation with a lounge, fully fitted kitchen, utility room/shower room, 3 bedrooms (2 ground floor rooms) and a three piece family bathroom. It has gas central heating and PVC double glazing. Externally, there are low maintenance gardens to the front and rear with a driveway which could accommodate several vehicles, leading to a detached garage. Viewing is highly recommended to fully appreciate.







# Pinewood, Blackburn

## **TENURE**

We have been advised that the property is Freehold.

#### **ACCOMMODATION**

## **DOWNSTAIRS SHOWER ROOM/UTILITY**

Walk in shower, wash basin, PVC double glazed windows and door, laminate floor, plumbed for washer, radiator, gas fired central heating boiler unit.

#### **INNER HALL**

Built in cupboard

## **BEDROOM**

10' 6" x 9' 8" (3.2m x 2.95m) Fitted wall to wall wardrobes, double radiator, PVC double glazed window, laminate floor

#### **DINING ROOM/BEDROOM**

10' 5" x 8' 5" (3.18m x 2.57m) PVC double glazed patio doors, laminate floor

#### **LOUNGE**

17' 3" x 1 1' 6" (5.26m x 3.51m) Laminate floor, double radiator, PVC double glazed window

## **ENTRANCE HALL**

PVC front door, laminate floor

#### **FULLY FITTED KITCHEN**

12' 6" x 8' (3.81m x 2.44m) Wall and floor units including drawers, Neff built in appliances, double oven, de dietrich induction hob, stainless steel sink drainer unit, double radiator, tiled floor, 2 PVC double glazed windows, spotlighting, built in fridge freezer, larder unit.

## FIRST FLOOR LANDING

Storage cupboard













Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

Band

67

Agents Note: Whist every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whist every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Pinewood, Blackburn

## THREE PIECE BATHROOM

Corner bath with shower over, wash basin, WC, tiled walls and floor, PVC double glazed window, spotlighting, loft access

## **BEDROOM**

12' x 11' 6" (3.66m x 3.51m) Fitted wardrobes, (access to loft), radiator, PVC double glazed window

#### **OUTSIDE**

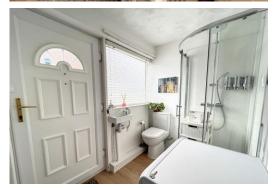
Gardens front and rear, driveway, parking for several cars, garage (17'9x10) up and over door.

#### **PLEASE NOTE**

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.













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