



15 Belvedere Road, Blackburn

£330,000 Leasehold

FOUR DOUBLE BEDROOM SEMI DETACHED PROPERTY IN COUNTRYSIDE LOCATION BORDERING THE RIBBLE VALLEY!
Occupying an enviable position on Belvedere Road stands this beautifully presented family home, boasting spacious, versatile accommodation and truly wonderful countryside views to the rear.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



FOUR DOUBLE BEDROOM SEMI DETACHED PROPERTY IN COUNTRYSIDE LOCATION BORDERING THE RIBBLE VALLEY!

Occupying an enviable position on Belvedere Road stands this beautifully presented family home, boasting spacious, versatile accommodation and truly wonderful countryside views to the rear. This is an exciting opportunity for those looking to reside on this quiet road, with a wide array of transport links and amenities within walking distance. Early viewing is essential for this wonderful home.

Upon entering this attractive home you are greeted with a large hallway providing access to each of the downstairs rooms and stairs to first floor. The lounge is located at the front of the property, providing a tranquil space to take in the quiet surroundings. Stepping in to the back of the property is the modern kitchen diner. Completed seven years ago, the kitchen has remained a timeless quality and finish while maintaining the same superb condition as it was brand new. Sit adjacent to the kitchen is the versatile dining area with sun room overlooking the tranquil south facing garden, ideal as a reading room with floods of natural light, this space offers a whole host of possibilities. Another versatile space in the form of the master bedroom has been beautifully crafted, while maintaining the potential to use as a hobby room, play room or formal office. Servicing the downstairs is a large shower room, complete with walk in shower, WC and sink.

Heading upstairs, you'll be blown away by the clever layout ensuring all bedrooms host double beds, not to mention an impressive four piece family bathroom. Bedrooms two and three are located at the back of the property boasting impressive views over the rolling Ramsgreave hills where you will spot deer on a daily basis.

This admirable property is situated within walking distance to a wide array of amenities, including a Co-op, a family run bakery, beauty salons and opticians. Driveway parking is present to the front of the home, as well as on street parking being fully available. In addition to this is a larger than average single garage which benefits from power, lighting and water supply. The rear garden is a remarkable outdoor space with mature bushes, laid to lawn garden and patio. Completing the outside space is the large detached garage complete with power and lighting, giving the opportunity to utilise the space as a utility



Vestibule

Tiled flooring.

Hallway

Carpet flooring, storage cupboard, panel radiator

Lounge

14' 9" x 11' 0" (4.50m x 3.35m)

Carpet flooring, gas fire with marble hearth and surround, panel radiator, TV point

Kitchen / Diner

19' 1" x 12' 4" (5.82m x 3.76m)

Range of fitted wall and base units with contrasting worksurfaces, one and a half stainless steel sink and drainer, integral dishwasher, integral washing machine, integral fridge freezer, integral oven, induction hob, extractor fan, uPVC double glazed back door, laminate flooring, uPVC double glazed window, panel radiator

Dining Room

15' 2" x 8' 0" (4.62m x 2.44m)

Carpet flooring, stairs to first floor, panel radiator

Sun Room

8' 6" x 7' 9" (2.59m x 2.36m)

Carpet flooring, uPVC double glazed window

Shower Room

8' 4" x 7' 8" (2.54m x 2.34m)

Three piece in white with walk in shower, wc sink, tiled flooring, panel radiator, x2 double glazed uPVC windows.

Bedroom One

14' 10" x 10' 10" (4.52m x 3.30m)

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

Landing

Carpet flooring, storage cupboard

Bedroom Two

11' 9" x 10' 2" (3.58m x 3.10m)

Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator

Bedroom Three

12' 1" x 10' 3" (3.68m x 3.12m)

Carpet flooring, uPVC double glazed window, panel radiator

Bedroom Four

11' 7" x 11' 0" (3.53m x 3.35m)

Carpet flooring, uPVC double glazed window, eaves storage, panel radiator

Bathroom

10' 10" x 8' 9" (3.30m x 2.67m)

Four piece suite in white with walk in shower, freestanding bath, wc and sink, tiled flooring, double glazed velux window





Floor 0



Floor 2

Approximate total area⁽¹⁾
1568.54 ft²

Reduced headroom
49.24 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360