



319 Preston Old Road, Blackburn

£299,950 Freehold

Immaculate four bedroom semi-detached family home set in the desirable location of Cherry Tree boasting incredible interior design. Spacious and immaculately presented throughout, and complete with beautifully maintained front and rear gardens, along with a garage. Internal viewing is essential.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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This wonderful property benefits from a freehold tenure and briefly comprises of a large vestibule with space for cloaks, leading to a welcoming and stunning hallway which sets the tone for the rest of the home. The lounge has a feature fireplace and creates warmth in the home. Additionally, there is a large bay window ensuring ample natural light. The second reception room is simply breath-taking and is the heart of the home, with a lounge area with French doors leading on to the flagged patio, and space for a large dining table which flows seamlessly in to the stylish kitchen. The kitchen boasts high quality integral appliances including a fridge and freezer, electric oven and dishwasher. Leading from here is the handy utility room and ground floor WC in white. On the first floor, leading from the landing, is the elegant master bedroom with fitted wardrobes and bedroom two which is also a generous double, both of which are immaculately presented. There are two further bedrooms making this ideal for a growing family. Completing the internal accommodation is the luxurious four piece family bathroom in white, fully tiled and with a shower enclosure with mains fed shower, providing a relaxing retreat.

Externally, the property holds a huge amount of kerb appeal with a well maintained garden to the front. There is a large garden to the rear with a flagged patio perfect for outdoor dining, and a generous laid to lawn area. There is also a garage ideal for storage. Hedges and fencing provide privacy to the outdoor space. The property occupies a superb position and is situated just a couple of minutes walk to Witton Park, and benefits from excellent amenities close by. Early viewing is highly advised for this incredible home.



Vestibule

Wooden Door, carpet mat flooring, cast Iron radiator, stained glass window, ceiling coving.

Hallway

11' 3" x 7' 3" (3.43m x 2.21m)

Carpet Flooring, panel radiator, stairs to first floor, under stairs storage, panelling, ceiling coving.

Lounge

16' 10" x 12' 8" (5.13m x 3.86m)

Carpet flooring, panel radiator, TV point, electric fire place, uPVC double glazed lead window, decorative ceiling coving.

Second Reception Room

15' 7" x 12' 10" (4.75m x 3.91m)

Laminate flooring, designer radiator, TV point, gas fire with wood surround and marble hearth, uPVC double glazed french doors to garden, door into hallway.

Dining Room

13' 4" x 10' 5" (4.06m x 3.18m)

laminate flooring, panel radiator, space for dining table, storage cupboard, two uPVC double glazed lead windows.

Kitchen

10' 1" x 7' 4" (3.07m x 2.24m)

Range of fitted wall and base units in deep blue with contrasting laminate marble effect work surfaces, laminate flooring, integrated electric cooker, integrated gas hob, integrated fridge-freezer & wine fridge, integrated dishwasher, sink and drainer, laminate splashback, uPVC double glazed lead window.

Utility

Laminate flooring, plumbed for washing machine and tumble dryer, wooden door to rear garden.

WC

Laminate flooring, two piece in white, vanity unit housing sink, heated towel radiator, uPVC frosted double glazed window.

Landing

Carpet flooring

Master Bedroom

15' 5" x 11' 5" (4.70m x 3.48m)

Double bedroom, carpet flooring, panel radiator, uPVC double glazed window, fitted wardrobes, ceiling coving.

Second Bedroom

13' 10" x 12' 7" (4.22m x 3.84m)

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

Third Bedroom

7' 11" x 10' 4" (2.41m x 3.15m)

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

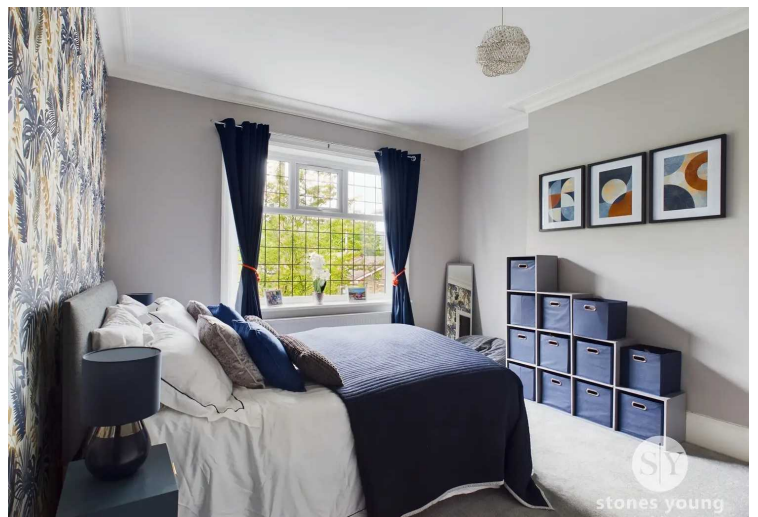
Fourth Bedroom

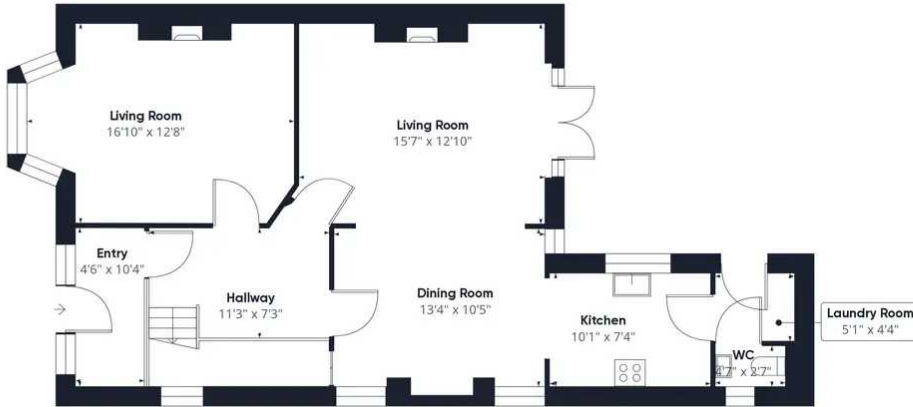
6' 1" x 7' 3" (1.85m x 2.21m)

Single Bedroom, carpet flooring, loft access, panel radiator, uPVC double glazed window.

Bathroom

Four piece in white with mains fed shower enclosure, tiled floor to ceiling, tiled flooring, vanity unit housing sink, heated towel radiator, uPVC frosted double glazed window.

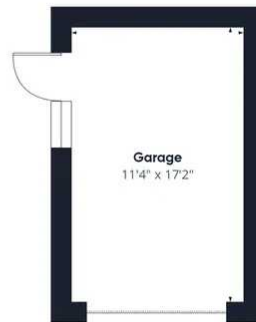




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1642.51 ft²

(1) Excluding balconies and terraces

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

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