



## 8 York Crescent, Blackburn

£205,000 Freehold

Council Tax band: C

Tenure: Freehold



*\*SEMI DETACHED FAMILY HOME IN BROWNHILL\** Situated on a quiet cul-de-sac in a much sought after area this property offers an exciting opportunity to own a versatile family home. Ideal for any growing family looking for their dream forever home in a convenient location for accessing well-regarded primary schools, major commuter routes, train station, bus links and walking distance to local shops.

Entering the property you are greeted by the porch which gives access to the welcoming hallway. From here you can enter the lounge which has a large window allowing plenty of natural light to flood the room. The kitchen boasts plenty of storage in the form on base and eye level units with integrated appliances with a porch to the rear housing plumbed for. Leading onto the first floor off the landing is the master bedroom which is situated to the front of the property. A second double bedroom is located at the back of the property with bedroom three offering a versatile space for a single bedroom or office space. The final addition to the first floor is the modern three piece bathroom suite in white which has a mains fed shower over the bath. The property is fully double glazed and has gas central heating throughout. At the front of the property boasts driveway parking for several cars and to the rear there is well presented, low maintenance rear garden with decking. Lastly there is a detached outhouse with both power and lighting.

The wide array of amenities at Brownhill are just a short stroll away, making everyday living convenient and enjoyable. Additionally, the property is within the catchment area of OFSTED-rated 'Outstanding' schools, ensuring excellent educational opportunities so early viewing is essential for this admirable home.



**Porch**

Original tiled flooring, wooden front door.

**Hallway**

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

**Lounge**

Carpet flooring, picture rail, electric fire, double glazed uPVC window, panel radiator.

**Kitchen**

Tiled flooring, fitted wall and base units with contrasting work surfaces, oven and grill, gas hob, extractor fan, tiled splash backs, sink and drainer, space for dishwasher, ceiling spot lights, x2 double glazed uPVC windows, panel radiator.

**Rear Porch**

Tiled flooring, plumbed for washing machine and space for tumble dryer, single framed window and door.

**Landing**

Carpet flooring, ceiling coving, panel radiator.

**Bedroom**

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

**Bedroom 2**

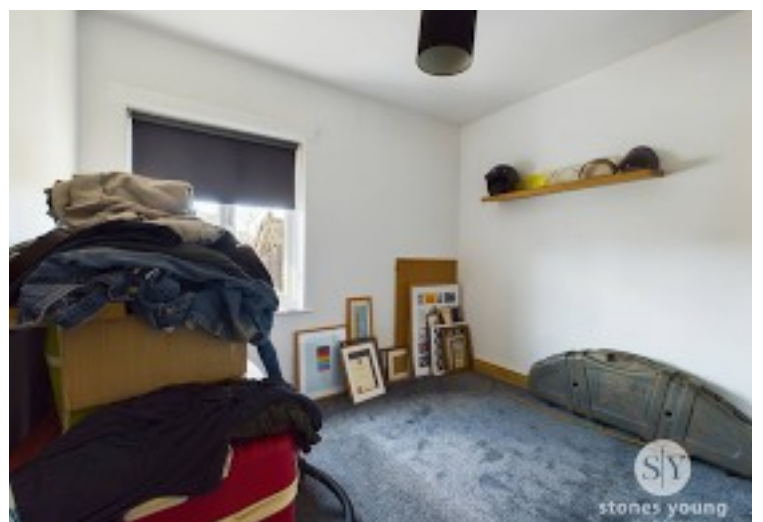
Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

**Bedroom 3**

Single bedroom with carpet flooring, ceiling coving, built in bed and storage, double glazed uPVC window, panel radiator.

**Bathroom**

Vinyl flooring, three piece in white comprising of electric shower over bath, basin and wc, tiled splash backs, ceiling spot lights, frosted double glazed uPVC window, towel radiator.





Floor 0



Floor 1

Approximate total area<sup>2</sup>  
754.98 sq'

(2) 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.

Calculations are based on RES 9445.30 standard.

08/30/19 343