

596 Whalley New Road, Blackburn

£220,000 Leasehold

WONDERFUL FOUR BEDROOM SEMI-DETACHED FAMILY HOME WITH NO CHAIN DELAY. Situated on an enviable, elevated plot on Whalley New Road in the highly sought-after area of Roe Lee stands this well-appointed home. Offered to the market with no onward chain, this property boasts character, generous living spaces, and well-maintained gardens, perfect for families looking for a home in this desirable location.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Upon entering, you are greeted by an entrance porch leading to a welcoming hallway, complete with a beautiful staircase. The spacious lounge features high ceilings, stunning coving, and a large window that bathes the room in natural light, creating an inviting atmosphere. The second reception room, with its neutral décor, provides an ideal space for family dining.

The fitted kitchen offers ample storage with both base and eye-level units, complemented by stylish work surfaces and space for under-counter appliances. The third reception room, leading off the kitchen, provides a versatile area for use as an additional living space, with the added benefit of built-in storage. Completing the ground floor is a practical utility room and a modern two-piece cloakroom.

Upstairs, the master bedroom offers ample space for wardrobes, while bedroom two is also a generously sized double room. Two further bedrooms and a contemporary family bathroom with a sleek two-piece suite and shower over the bath can also be found, along with a separate WC.

This home benefits from **gas central heating** and **uPVC double glazing** throughout, ensuring warmth and energy efficiency.

Externally, the property is surrounded by beautifully maintained gardens, including a lawn and a delightful flagged patio area, perfect for outdoor dining. A single garage, equipped with power and lighting, is located at the rear, along with off-road parking for one car.

Positioned within the catchment area of excellent schools and local amenities, and located on a convenient bus route for easy access to Blackburn and surrounding areas, this property is ideally situated for family life.

Early viewing is highly recommended.



Porch

Tiled flooring, double glazed uPVC front door.

Hallway

Carpet flooring, stairs to first flooring, under stairs storage, panel radiator.

Lounge

Carpet flooring, ceiling coving, double glazed uPVC window, panel radiator x2.

Dining Room

Carpet flooring, ceiling coving, serving hatch, double glazed uPVC window and door leading to the rear garden, panel radiator.

Reception

Carpet flooring, storage cupboard, serving hatch, double glazed uPVC window, panel radiator.

Kitchen

Tiled flooring, fitted wall and base units with contrasting work surfaces, Neff induction hob, extractor fan, Siemens electric oven and grill, space for fridge and dishwasher, stainless steel sink and drainer, double glazed uPVC windows x2 and door leading to the rear garden.

Utility Room

Tiled flooring, fitted wall and base units with contrasting work surfaces, space for tumble dryer, fridge freezer and washing machine, tiled splash backs, double glazed uPVC window.

Wc

Tiled flooring, two piece in white with vanity cupboard, tiled floor to ceiling, double glazed uPVC window, towel radiator.

Landing

Carpet flooring, double glazed uPVC window.

Bedroom 1

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

Bedroom 2

Double bedroom with carpet flooring, ceiling coving, basin with vanity, double glazed uPVC window, panel radiator.

Bedroom 3

Single bedroom with carpet flooring, storage cupboard, basin with tiled splash backs, double glazed uPVC window, panel radiator.

Bedroom 4

Single bedroom with carpet flooring, basin with tiled splash backs, double glazed uPVC window, panel radiator.

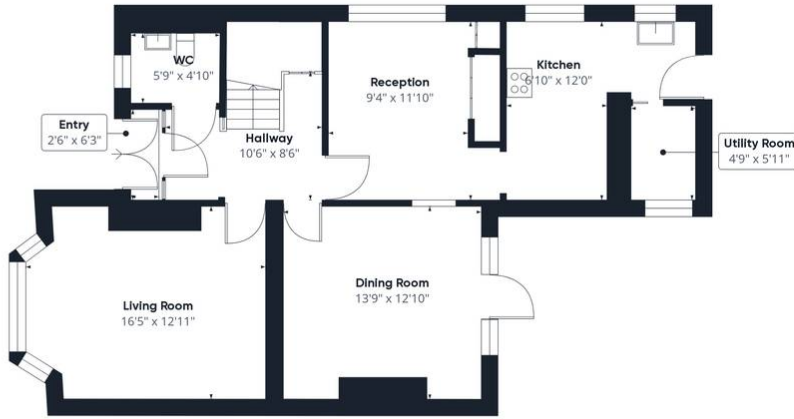
Bathroom

LVT flooring, two piece in white composing of mains fed shower over bath, basin with vanity drawers, tiled floor to ceiling, cupboard housing tank, frosted double glazed uPVC window, towel radiator.

Wc 2

LVT flooring, wc in white, frosted double glazed uPVC window.





Floor 0 Building 1



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Approximate total area⁽¹⁾
1606.2 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. Calculations are based on RICS IPMS 3C standard.

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