



Highbank, Roe Lee, Blackburn, BB1 9SX



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£179,950

Crown Estate and Letting Agents are delighted to offer to the market this Immaculate three bed detached property in the popular Roe Lee Area. The property is nicely tucked away in the corner of a quite cul de sac. The house is situated on a generous size plot and has previously had planning permission for an extension to the side.

The accommodation briefly comprises of: entrance hall, lounge, kitchen diner, conservatory, three bedrooms and a four piece bathroom. Externally there is garden to the front and spacious rear garden which includes a 'lads pad' / children's playroom which has power and lighting. The property also benefits from gas central heating, uPVC double glazing, a driveway and garage.

This property is close to local shops and amenities, Roe Lee School and Roe Lee Park.

Ground Floor:

Entrance Vestibule

The entrance vestibule consists of: uPVC double glazed door, ceiling light point, stairs to first floor, laminate flooring and a radiator. Door to lounge.

Reception Room One

Dimensions:

Reception room one comprises of: uPVC double glazed bay window, gas fire with feature surround, ceiling light point with ceiling rose, two wall lights, coving, TV point, laminate flooring, understairs storage cupboard and radiator. Door to kitchen diner.

Kitchen Diner

Dimensions:

A range of fitted wall, drawer and base units and contrasting work surfaces incorporating: one and half sink unit and drainer with mixer taps over. Tiled splashbacks to complement. Integrated Gas hob and electric oven with extractor hood over, integrated dishwasher. Plumbed for washing machine. Plumbed for washing machine, space for fridge freezer and dining table. Double glazed door to conservatory.

Conservatory

Dimensions:

The conservatory comprises of: uPVC double glazed windows and door, ceiling light point with fan, tv point, tiled flooring and radiator.



First Floor:

Landing

Loft access, carpet flooring, radiator and access to bedrooms and bathroom.

Bedroom One

Dimensions:

Bedroom one comprises of: uPVC double glazed window to the front, ceiling light point with ceiling rose, coving, TV point, radiator and carpet flooring.



Bedroom Two

Dimensions:

Bedroom two comprises of: uPVC double glazed window to the rear, ceiling light point, coving, radiator, TV point and carpet flooring.



Bedroom Three

Dimensions:

Bedroom three comprises of: uPVC double glazed window to the rear, ceiling light point, coving, panel radiator, TV point and carpet flooring.



Bathroom

Dimensions:

Four piece white suite comprising of: low level w.c, pedestal hand wash basin, panelled bath and a walk in double shower. The bathroom has fully tiled walls and tiled flooring, mirror with light over, shaving point, heated towel rail and double glazed frosted window to the side

Outside

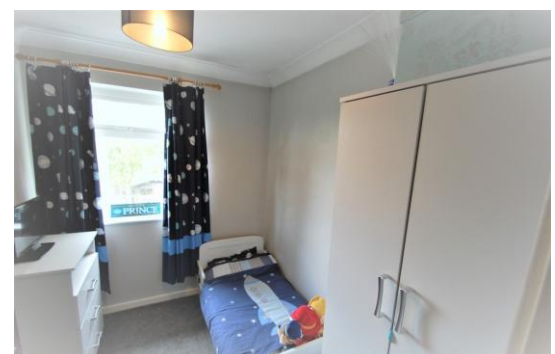
Front

To the front of the property there is a lawned area with small shrubs, conifers and tress, paved driveway and single garage.



Rear

To the rear there is a generous size garden. There is a patio area and two lawned areas, timber built building currently used as games room which has power and lighting, fenced perimeters and gated access.



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