



## Livesey Branch Road, Blackburn

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this, character-filled, three-bedroom semi-detached property situated on a highly sought after road in a desirable part on the outskirts of Blackburn. Beautifully finished to a high standard throughout the property would make the ideal family home. Ideally placed across from Fennisowles Primary School, this delightful home enjoys a convenient location, just a short drive from Blackburn town centre and Chorley. Excellent travel links are provided by the nearby M65 motorway and local bus routes. The area is rich in amenities, including shops, parks, and leisure facilities.

Internally, you're greeted by a charming and spacious entrance porch that leads into the hall. The hall itself features stairs, under-stair storage, and access to all ground floor rooms. To the front of the house is a good-sized lounge, which is bathed in natural light from a large bay window and boasts a cozy log-burning fire. The heart of the home lies to the rear, in the open plan kitchen/dining room. This modern space is fitted with an abundance of wall and base units, integrated appliances throughout, and an island with seating for two. There's also room for a large family dining table, an additional bay window, and patio doors leading into the garden.

Moving to the first floor, you'll find three good-sized bedrooms. Two of these are spacious doubles, with the second bedroom benefitting from an abundance of light thanks to its bay window. The landing is both spacious and bright, featuring a stunning stained glass window. The modern family bathroom is a highlight, offering a four-piece suite that includes a standalone shower.

The exterior of the home is equally impressive. To the front, there's an extensive driveway that can accommodate three cars, with space for an additional two cars to the rear. The beautifully landscaped rear garden is a generous size, featuring a lawn, patio area, and large outdoor shed for storage. The garden is enclosed with new fencing, ensuring privacy and security.

This family home is beautifully finished throughout, with new windows fitted across the front of the house and a new boiler installed last year. Original features, such as the stained glass windows, add to the home's charm and character. Overall, this property is an exceptional opportunity for those seeking a blend of traditional features and modern living in a well-connected location.





































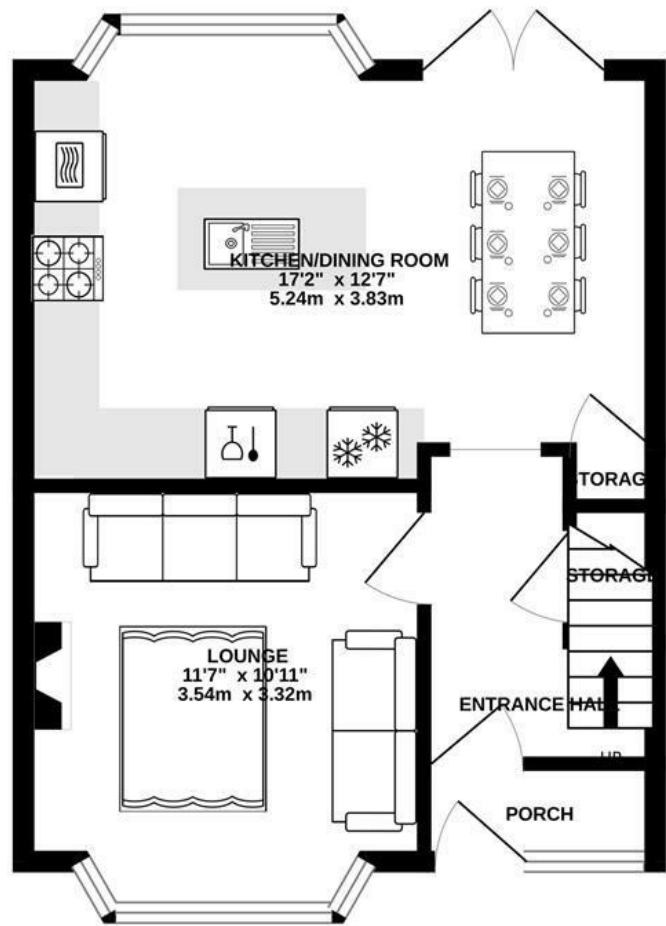




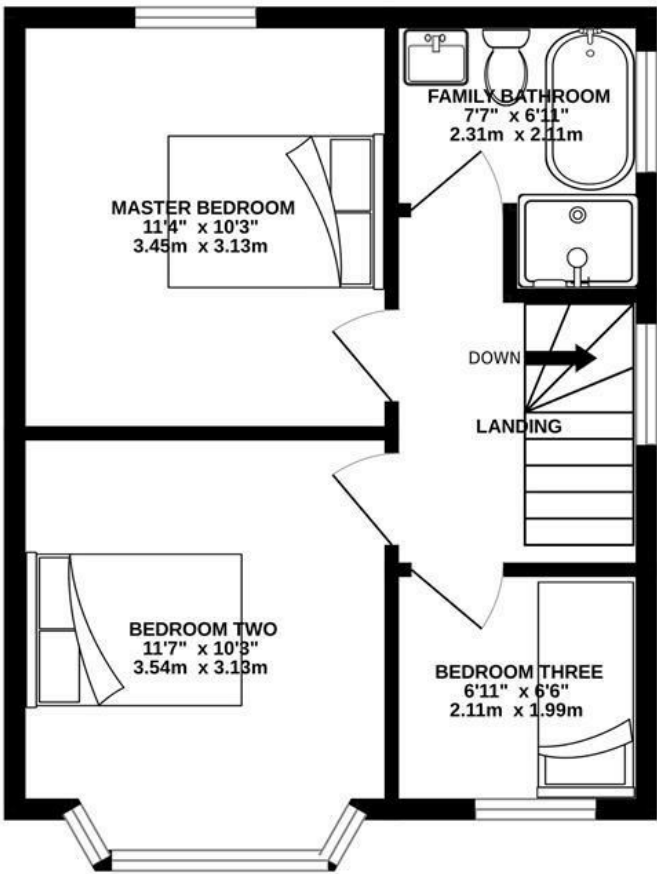


# BEN ROSE

GROUND FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.




TOTAL FLOOR AREA : 766 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>58</div>	<div>85</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

