



41 Sunnybower Road, Blackburn

£199,950 Freehold

Council Tax band: B

Tenure: Freehold



A lovely three bedroom semi-detached home in the sought after area of Sunnybower. This home, boasting a generous plot, offers potential for extension (subject to planning permission), making it a versatile space tailored to your vision. This is a perfect first time buy or a great home for any growing family.

Entering the property you are greeted by a bright hallway with stairs leading to the first floor. The lounge with dual aspect windows is flooded with natural light with a stylish fire place as its focal point. The heart of the home is the fitted kitchen with fitted wall and base units with contrasting worksurfaces and space for appliances and large window offering views over the rear garden. There is also a porch to the side of the property and a convenient downstairs WC.

To the first floor there are two generous double bedrooms together with a single and a family bathroom with separate WC completes the internal accomodation.

Paired with the interior's charm are the beautifully maintained gardens a credit to its current owners. The property further boasts driveway parking for two vehicles leading to a detached garage, providing both security and convenience for the discerning homeowner.

Situated in the popular Sunnybower surrounded by local amenities, popular schools and excellent transport links, this property is in a perfect location. With freehold tenure, not on a water metre, and the added bonus of Council Tax Band B, this residence promises both comfort and practicality to its future owners.

In conclusion, this property offers comfort, and potential. This well loved home in a sought-after location, and promising scope for customisation early viewing is essential as high interest is expected!



Hallway

Carpet flooring, stairs leading up to the first floor, single glazed wooden framed window and door, panel radiator.

Lounge

Carpet flooring, gas fire with marble hearth and surround, double glazed uPVC window and sliding doors leading out to the back garden, panel radiator.

Kitchen

Carpet flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, space for electric cooker, washing machine, integrated fridge and freezer, sink and drainer, storage cupboard, double glazed uPVC window, towel radiator.

Side Porch

Tiled flooring, storage, double glazed uPVC windows and door.

WC

Tiled flooring, two piece in cream comprising of wc and basin, tiled splash backs, electric heater.

Landing

Carpet flooring, loft access, panel radiator.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Carpet flooring, two piece in cream comprising of electric shower over bath and basin with vanity cupboard, tiled floor to ceiling, frosted double glazed uPVC window, towel radiator.

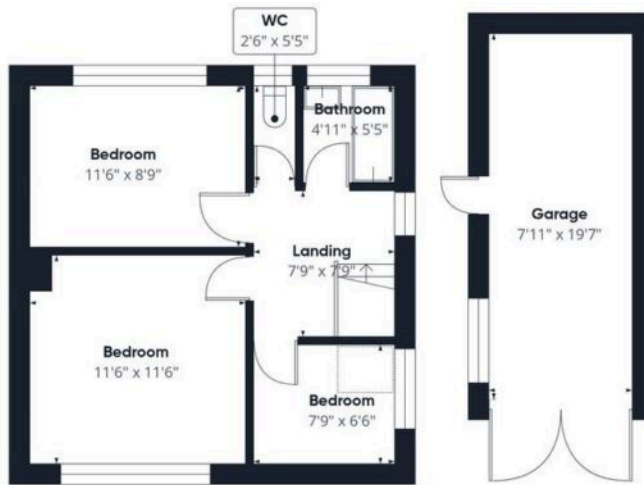
WC

Carpet flooring, wc in cream, tiled floor to ceiling, frosted double glazed uPVC window.

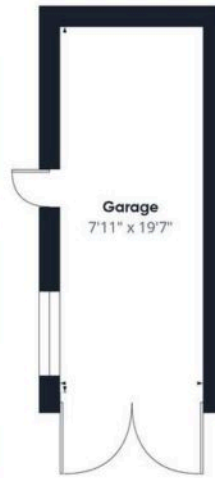




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
968 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.