



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St. James's Road, Blackburn, BB1 8ES

£1,200

SPACIOUS FAMILY HOME WITH LARGE DRIVE

Welcome to this charming semi-detached house on St. James's Road in Blackburn! This property boasts a spacious family home with four bedrooms, ideal for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for creating lasting memories with your loved ones. The property features a large kitchen, offering plenty of space for cooking up delicious meals and entertaining guests.

Outside, you'll find a large drive and rear garden, providing ample space for parking and outdoor activities. Imagine enjoying a cup of tea in the garden on a sunny day or hosting a barbecue for friends and family.

Located close to local amenities, this property offers convenience and easy access to shops, schools, and other essential services.

Don't miss out on the opportunity to make this house your home and create a lifetime of memories in this wonderful property on St. James's Road.

St. James's Road, Blackburn, BB1 8ES

£1,200



- Tenure Leasehold
- Council Tax Band B
- EPC Rating D
- Spacious Four Bedroom Semi detached Property
- Off Road Parking With Tarmac Driveway
- Fitted Kitchen And Three Piece bathroom Suite
- Viewing Essential
- Ideal Family Home
- Enclosed Ample Sized Rear Garden
- Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

7'7 x 6'9 (2.31m x 2.06m)

Central heating radiator, door to reception room, stairs to first floor and laminate flooring.

Reception Room One

16'9 x 10'11 (5.11m x 3.33m)

UPVC double glazed box window, central heating radiator, coving, ceiling rose, inset electric fire, television point, laminate flooring and open access to reception room two.

Reception Room Two

14'10 x 9'10 (4.52m x 3.00m)

UPVC double glazed French doors to rear garden, central heating radiator, coving, door to kitchen, and laminate flooring.

Kitchen

26'3 x 7'8 (8.00m x 2.34m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, space for a freestanding range oven with five ring gas hob, stainless steel splash back and extractor hood, part tiled elevation, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, wood clad to ceiling, LED spotlights, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

11'11 x 7'7 (3.63m x 2.31m)

UPVC double glazed frosted window, loft access, doors to three bedrooms and bathroom.

Bedroom One

18'10 x 11'1 (5.74m x 3.38m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

11'2 x 10'2 (3.40m x 3.10m)

UPVC double glazed window, central heating radiator, fitted wardrobes and laminate flooring.

Bedroom Three

10'7 x 7'4 (3.23m x 2.24m)

UPVC double glazed window and central heating radiator.

Bedroom Four

7'8 x 7'2 (2.34m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

9'9 x 4'11 (2.97m x 1.50m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, panelled bath with mixer tap and rinse head, tiled elevation and vinyl flooring.

External

Front

Tarmac drive, stone chip bedding areas, hedge and mature shrubs.

Rear

Enclosed laid to lawn garden with paved patio, tarmac area and mature shrubs.

