



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

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



## Nares Road, Blackburn, BB2 2TH

### £850

AN IMPRESSIVE MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout with immaculate presentation, three generously sized bedrooms and stunning features, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Blackburn. With two living areas, an abundance of indoor space and neutral decoration throughout, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Accrington, Clitheroe and major motorway links. With the highest quality fixtures and fittings, stylish decoration and finished to an immaculate standard, this property is the perfect family home to move straight into!

The property comprises briefly; a welcoming entrance hallway leads through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a contemporary fitted kitchen which benefits from modern wall and base units. The first floor comprises of doors on to three generously sized bedrooms and a three piece bathroom. Externally there is an enclosed yard to the rear. To the front there is an enclosed garden.

For further information or to arrange a viewing please contact our Lettings office at your earliest convenience.



# Nares Road, Blackburn, BB2 2TH

## £850

 3  1  2  C

- Tenure Freehold
  - On Street Parking
  - Ideal Family Home
  - Enclosed Yard To The Rear And Garden To The Front
- Council Tax Band B
  - Spacious Three Bedroom Mid Terraced Property
  - Close Proximity To Amenities
- EPC Rating C
  - Viewing Essential
  - Easy Access To Commuter Routes

### Ground Floor

#### Entrance

Hard wood single glazed leaded front door to vestibule.

#### Vestibule

3'9 x 3'5 (1.14m x 1.04m)

Coving, dado, tiled floor and hard wood single glazed door to hall.

#### Hall

10'4 x 3'5 (3.15m x 1.04m)

Central heating radiator, coving, wood effect floor, hard wood single glazed frosted doors to two reception rooms and stairs to first floor.

#### Reception Room One

13'3 x 10'10 (4.04m x 3.30m)

Hard wood double glazed leaded window, central heating radiator, coving, dado, meter cupboard, television point, gas fire with granite effect hearth and surround.

#### Reception Room Two

14'11 x 14'8 (4.55m x 4.47m)

Central heating radiator, coving, picture rail, gas fire with granite effect hearth and surround, integrated alcove storage, television point, under stairs storage, wood effect floor, hard wood single glazed frosted door to kitchen and UPVC double glazed sliding door to rear.

#### Kitchen

8'8 x 8'1 (2.64m x 2.46m)

UPVC double glazed window, central heating radiator, range of cream panelled wall and base units, granite effect surface and splash back, composite one and a half sink and drainer with mixer tap, integrated electric oven with four ring induction hob, space for fridge freezer and washing machine, integrated boiler, tiled floor and UPVC double glazed door to rear.

### First Floor

#### Landing

10'4 x 5'1 (3.15m x 1.55m)

Coving, loft access, doors to three bedrooms and bathroom.

#### Bedroom One

14'8 x 11'2 (4.47m x 3.40m)

Two hard wood double glazed windows, central heating radiator, coving, two feature wall lights, fitted wardrobe and wood effect floor.

#### Bedroom Two

11' x 7'9 (3.35m x 2.36m)

UPVC double glazed window, central heating radiator, coving and wood effect floor.

#### Bedroom Three

11' x 6'7 (3.35m x 2.01m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe and wood effect floor.

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