



## Springfield Terrace, Blackburn

**\*\* EXCEPTIONAL MID TERRACE PROPERTY IN SOUGHT AFTER LOCATION \*\***

We are very proud to welcome to the market this beautifully presented three bedroom mid terrace property situated in the ever so popular Cherry Tree. A true credit to the current homeowners, this property flows with neutral decor and benefits from two generous reception rooms, three good sized bedrooms and a modern four piece family bathroom suite. First time buyers or a couple looking to upsize would be perfect for this property with it's close proximity to local amenities including: a Sainsbury's local, a One Stop convenience store, hairdressers and well established schools. This property also benefits from being a stones throw away from major network links including Cherry Tree train station.

Get in contact with our sales team to arrange a viewing so you can truly appreciate what this superb property has to offer!

- Mid Terraced Property
- Immaculately Presented
- Low Maintenance Rear Garden
- Freehold
- Two Spacious Reception Rooms
- Four Piece Bathroom Suite
- Allocated Parking
- Three Bedrooms
- Deceptively Spacious
- Excellent Location

**Offers in the region of £110,000**



# Springfield Terrace, Blackburn

## Ground Floor

### Hallway

6'9" x 2'6" (2.06 x 0.78)

Door leading to reception room and stairs to the first floor.

### Reception Room One

13'1" x 12'9" (4.00 x 3.91)

UPVC double glazed bay window, central heating radiator, coving to ceiling, ceiling light fitting, ceiling spotlights, traditional open-hearth multifuel fireplace with brick hearth and wood mantel, television point, door leading to under stair storage, wood flooring.

### Reception Room Two

16'3" x 12'3" (4.97 x 3.74)

UPVC double glazed bay window, central heating radiator, coving to ceiling, ceiling light fitting, feature fireplace with granite hearth and wood surround, television point, wood flooring.

### Kitchen

8'3" x 6'7" (2.53 x 2.03)

Three UPVC double glazed windows, range of matte white wall and base units with wood work surfaces, inset stainless steel sink and drainer with mixer tap, electric oven with four ring gas hob and extractor hood, space for washing machine under counter, space for fridge/freezer, ceiling light fitting, part tile elevations, linoleum flooring, door to the rear.

## First Floor

### Landing

5'11" x 5'8" (1.81 x 1.74)

Doors leading to three good sized bedrooms and a four piece bathroom suite.

### Bedroom One

12'10" x 9'9" (3.93 x 2.98)

UPVC double glazed window, central heating radiator, fitted wardrobes, ceiling light fitting, carpet flooring.

### Bedroom Two

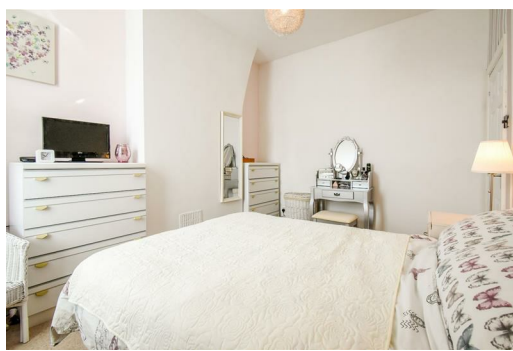
12'4" x 9'8" (3.77 x 2.95)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring.

### Bedroom Three

9'4" x 8'3" (2.86 x 2.54)

UPVC double glazed window, central heating radiator, ceiling light fitting, wood flooring.



## Bathroom

8'10" x 5'11" (2.71 x 1.81)

Four piece bathroom suite comprising; close coupled dual flush WC, full pedestal wash basin with waterfall effect mixer tap, freestanding bath with waterfall effect mixer tap, enclosed corner shower cubicle with mains feed overhead shower, vertical heated chrome towel rail, ceiling light fitting, tile flooring.

## External

### Front

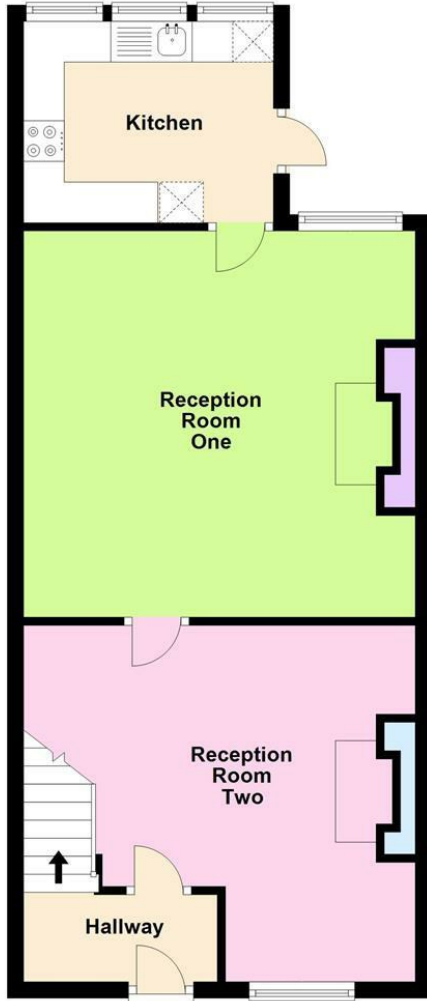
The front benefits from a private parking bay for residents as well as on street parking.

### Rear

The rear offers a low maintenance paved yard with part elevation.



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	65	
(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		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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