

curtis law

ESTATE AGENTS



Teal Close, Blackburn

*** IMMACULATE THREE BEDROOM LINK - DETACHED FAMILY HOME ***

Set within a private residential cul-de-sac just off Lammack Road, Curtis Law Estate Agents are absolutely thrilled to welcome this beautiful three bedroom home to the open market. Perfectly suited to a modern living family, this property offers a spacious layout with two reception rooms, a lovely conservatory, fitted kitchen, modern shower room and garage with a studio above. Complete with front and rear gardens and a single driveway, this property truly ticks all the boxes for a family looking for their forever home!

Situated within an ever so popular area, this property has strong access links to Blackburn, Great Harwood, the Ribble Valley and beyond. It also benefits from being within close proximity to an abundance of local amenities including shops, supermarkets and well regarded schools.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Link- Detached Home
- Garage With Studio Above
- Conservatory
- Generous Plot
- Front And Rear Gardens
- Council Tax Band C
- Three Bedrooms
- Perfect Family Home
- Leasehold

Offers over £187,500

Ground Floor

Entrance Hall

6'0" x 4'1" (1.84m x 1.25m)

UPVC partially double glazed entrance door to hall, ceiling light fitting, hardwood single glazed double doors to living room, stairs to first floor landing, carpeted flooring.

Living Room

13'1"m x 12'0" (3.99m x 3.68m)

UPVC double glazed window, ceiling light fitting, two wall light fittings, central heating radiator, coving to ceiling, feature gas fireplace with wood surround, television point, open access to dining room, carpeted flooring.

Dining Room

10'0" x 8'0" (3.05m x 2.44m)

UPVC double glazed sliding door to conservatory, ceiling light fitting, coving to ceiling, central heating radiator, television point, open access to living room, hardwood single glazed door to kitchen, carpeted flooring.

Kitchen

10'0" x 6'9" (3.05m x 2.08m)

UPVC double glazed window, uPVC partially frosted glazed door to side of property, a range of wall and base units with laminate worktops, full tiled splash backs, integrated double electric oven with four ring gas hob and extractor hood, inset stainless steel one and a half sink and drainer, under counter space for fridge freezer, hardwood single glazed door to pantry, ceiling light fitting, wood effect flooring.

Conservatory

13'1"m x 6'0" (3.99m x 1.85m)

Brick built with uPVC double glazed windows surround, uPVC double glazed door to rear garden, tiled flooring.

First Floor

Landing

8'2" x 5'10" (2.49m x 1.78m)

UPVC double glazed window, ceiling spotlights, loft access via hatch, doors to three bedrooms and a modern shower room, carpeted flooring.

Bedroom One

12'9" x 8'0" (3.91m x 2.44m)

UPVC double glazed window, ceiling ight fitting, ceiling spotlights, central heating radiator, fully fitted wardrobes, carpeted flooring.



Bedroom Two

8'11" x 8'11" (2.74m x 2.72m)

UPVC double glazed window, ceiling spotlights, central heating radiator, carpeted flooring.

Bedroom Three

6'9" x 6'9" (2.08m x 2.08m)

UPVC double glazed window, ceiling spotlights, central heating radiator, high rise door to airing cupboard, carpeted flooring.

Shower Room

5'8" x 4'11" (1.75m x 1.52m)

UPVC double glazed frosted window, a three piece shower room comprising of: a white high gloss WC and wash basin unit, walk-in shower cubicle with mains feed waterfall effect showerhead, ceiling spotlights, chrome central heating towel rail, full marble effect wall paneling, tiled flooring.

External

Front

Driveway for one vehicle, steps leading up to front door, 'EO Mini Box Pro 2' EV Charging point set-up mounted on the side of the steps, laid to lawn garden with mature shrubbery and trees, gated access to rear garden, access to garage via up and over door.

Rear

Laid to lawn garden with mature shrubbery and trees, patio, steps leading down to garage, wood fence surround.

Garage

17'1" x 8'11" (5.21m x 2.73m)

Single attached garage with access from front via up and over door, and rear via door, ceiling light fitting, electrics, space for fridge freezer, washing machine and dryer, combi boiler, stairs to studio.

Studio

12'8" x 8'6" (3.88m x 2.61m)

Velux skylight, ceiling light fitting, gas central heating radiator, electric central heating radiator, carpeted flooring.

Agents Notes

Leasehold- 999 Years From 1st Jan 1977 To 1st Jan 2976 (952 Years Left)

Council Tax Band C- Blackburn With Darwen

Loft Fully Boarded

No Water Meter

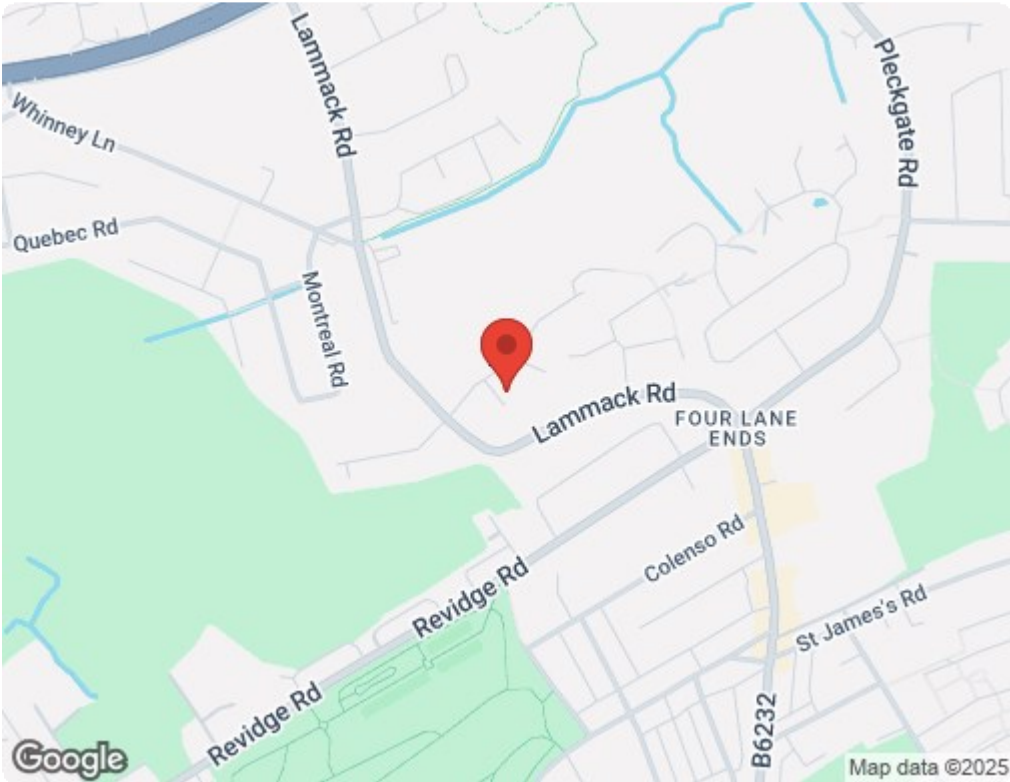
Shower Room Renovated



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales		EU Directive 2002/91/EC