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ESTATE AGENTS



Preston New Road, Blackburn

*** EXCEPTIONAL FOUR BEDROOM FAMILY HOME - CONTRACT READY ***

A magnificent and deceptively spacious four bedroom semi-detached family residence set on the highly desirable Preston New Road. Feeling like home the moment you walk through the door, the gorgeous property is brimming with character and original periodic features, whilst contrasting tastefully with modern decor. Set over four floors, this larger than life home boasts an impressive cinema room, gym, high spec kitchen and diner, utility area, modern shower room and stunning en-suite. With an extended driveway and scenic rear garden, this contract ready property truly has everything needed for a modern living family looking to find their forever home!

Conveniently located, this property benefits from being close to a range of local amenities including shops, mosques, supermarkets, restaurants, doctors and so much more! There are also well regarded schools within the area such as Tauheedul Islam Girls' High School, Sacred Heart R C Primary School and Queen Elizabeth's Grammar School.

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.

- Impressive Semi Detached Home
- Four Double Bedrooms
- High Spec Kitchen Diner With Under Floor Heating
- Located Over Four Floors
- Council Tax Band D
- Freehold
- Cinema Room And Gym In Cellar
- Extended Driveway
- Original Periodic Features Blended With Modern Decor

Offers in the region of £390,000

Preston New Road, Blackburn

Cellar

Cinema Room

14'6" x 12'9" (4.43m x 3.90m)

Ceiling spotlights with light dimmer control, mood lighting, coving to ceiling, sound proof, double tanked and damp proof, 'Bose' surround sound, 120 inch retractable projector screen, ceiling mount space for projector, elevated seating area with four 'Vue' cinema seats, pool table.

Gym

18'5" x 13'5" (5.63m x 4.10m)

UPVC double glazed frosted window, ceiling spotlights, sound proof, double tanked and damp proof, television point, gym equipment (all staying except loose weights), door to workshop, stairs to ground floor, access to storage space.

Workshop

23'3" x 10'0" (7.10m x 3.06m)

Lighting and electrics, workshop bench, door to rear garden.

Ground Floor

Vestibule

4'10" x 4'5" (1.49m x 1.37m)

Hardwood single glazed door to entrance hall, space for shoe storage, mosaic tiled flooring.

Entrance Hall

22'4" x 5'11" (6.83m x 1.82m)

Ceiling light fitting, central heating radiator, coving to ceiling, dado rail, 'Versace' wallpaper, doors to reception room two, utility and stairs which lead down to cellar, stairs to first floor landing, part mosaic tile and wood effect flooring.

Reception Room One

16'2" x 13'8" (4.95m x 4.19m)

UPVC double glazed bay window, uPVC double glazed window, ceiling light fitting with rose pendant, central heating radiator, coving to ceiling, picture rail, fireplace point with wood burning stove and wood mantel, television point with wall bracket and LED mood lighting, open access to reception room two, carpeted flooring.

Reception Room Two

13'11" x 12'0" (4.26m x 3.68m)

Two uPVC double glazed window, ceiling light fitting with rose pendant, central heating radiator, coving to ceiling, picture rail, open access to reception room one, door to entrance hall, carpeted flooring.

Kitchen And Diner

17'10" x 9'11" (5.46m x 3.03m)

Two uPVC double glazed windows, a South facing, modern fitted kitchen comprising of: a range of white high gloss wall and base units with Quartz worktops, part tiled splash backs, inset sink and drainer with 'Quooker' tap which included instant hot water and filtered cold water, integrated 'Bosch' five ring gas hob with angled extractor hood, integrated 'Bosch' electric oven and microwave in eye level unit, integrated full length fridge and freezer, dishwasher and bins, two level drawer units below gas hob, space for two stools, door to steps leading down to driveway, ceiling spotlights, central heating radiator, marble tiled flooring.

Utility

6'4" x 5'3" (1.95m x 1.62m)

Ceiling light fitting, built-in storage cupboards with under counter space for washing machine and dryer, door to kitchen/ diner, WC and entrance hall, wood effect flooring.

WC

5'3" x 3'2" (1.62m x 0.98m)

UPVC double glazed frosted window, a low level close coupled WC, pedestal wash basin with mixer tap, ceiling light fitting, wood effect flooring.

First Floor

Landing

13'11" x 5'11" by 11'1" x 3'8" (4.26m x 1.81m by 3.39m x 1.13m)

Ceiling light fitting, coving to ceiling, dado rail, 'Versace' wallpaper, stairs leading to bedroom three and shower room, further stairs to master bedroom, bedroom two and door to stairs leading up to attic, carpeted flooring.



Bedroom One

18'8" x 13'2" (5.69m x 4.03m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, coving to ceiling, decorative fireplace point, door to storage, carpeted flooring.

Bedroom Two

13'10" x 12'3" (4.24m x 3.74m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, picture rail, decorative fireplace surround, carpeted flooring.

Bedroom Three

12'4" x 10'0" (3.78m x 3.05m)

UPVC double glazed window, ceiling light fitting, central heating radiator, built in wardrobes, carpeted flooring.

Shower Room

10'0" x 5'3" (3.07m x 1.61m)

Two uPVC double glazed windows, a three piece shower room comprising of: a high gloss WC unit, high gloss wall mounted wash basin unit with 'Bluetooth' LED touch control mirror, enclosed walk-in direct feed shower cubicle, full tiled elevation, ceiling spotlights, modern vertical central heating radiator with two towel rails, extractor fan, high gloss wall mounted storage cupboard, tiled flooring.

Attic

Bedroom Four

19'5" x 18'7" (5.93m x 5.68m)

Two Velux skylights, ceiling light fitting, two doors accessing eaves storage with lighting, door to en-suite shower room, carpeted flooring.

En-Suite

9'0" x 3'10" (2.76m x 1.17m)

Velux skylight, a three piece shower room comprising of: a close coupled dual flush WC, full pedestal wash basin with mixer tap, enclosed walk-in direct feed shower with waterfall effect showerhead, full tiled elevations, ceiling light fitting, extractor fan, tiled flooring.

External

Front

Driveway at the front of the property with access to additional parking spaces and gate for security, stone wall with mature hedging, gated access to path leading to front door.

Rear

South Facing, large laid to lawn garden with mature shrubbery and apple tree, steps leading up to extended driveway.

Agents Notes

Freehold

Council Tax Band D- Blackburn With Darwen

Cellar double tanked and damp proof

Equipment in gym (except from loose weights) are included in sale

All the furnishings in the Cinema are included in the sale

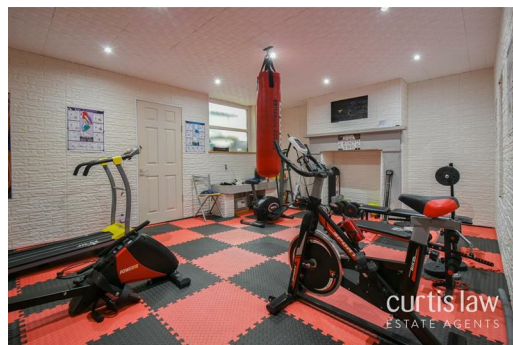
South Facing rear garden

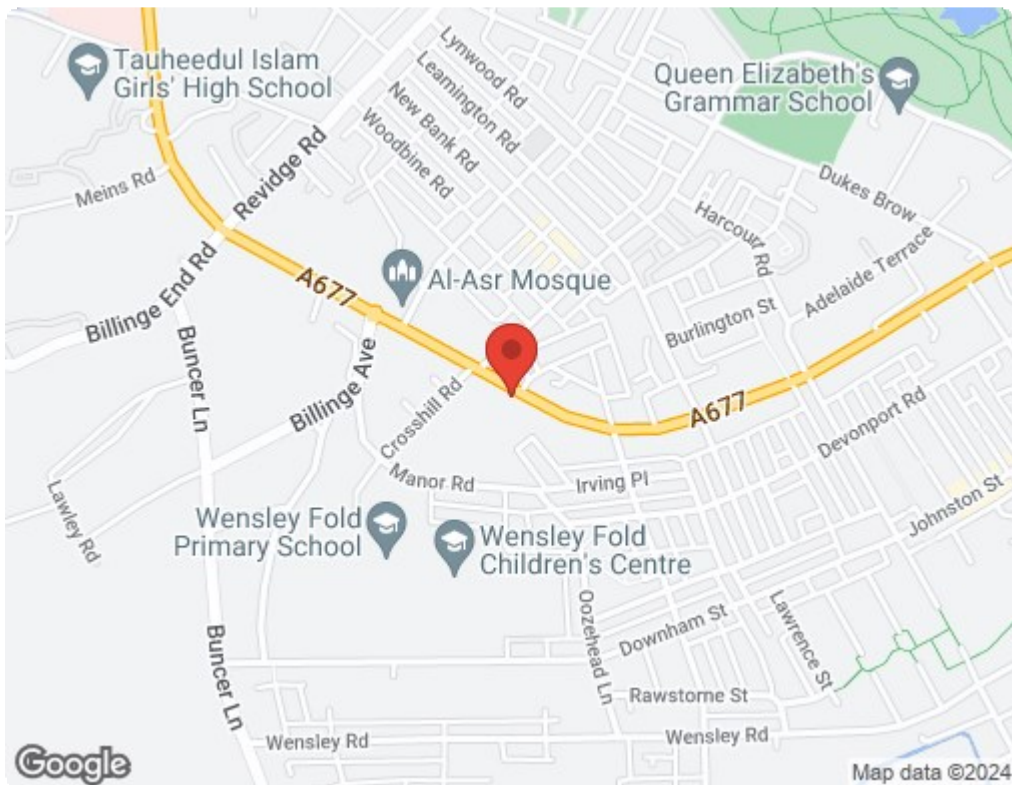
£30 annual membership at Crosshill Tennis Club behind property

School catchment area for the following:

- Primary Schools- The Olive School, St Barnabas and St Paul's Church of England Voluntary Aided Primary School, Wensley Fold CofE Primary Academy, Lammack Primary School, St Silas's CofE Primary School, and more.

- Secondary Schools- Tauheedul Islam Girls' High School, Westholme School, St Wilfrid's Church of England Academy, Queen Elizabeth's Grammar School, Witton Park Academy, and more.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC