

# curtis law

## ESTATE AGENTS



### Pleckfarm Avenue, Blackburn

\*\*\* SPECTACULAR THREE BEDROOM DETACHED HOME IN PLECKGATE \*\*\*

Situated on an enviable plot within one of Blackburn's most desirable areas, Curtis Law Estate Agents are excited to present this charming and immaculately presented three bedroom detached home to the market. Showcasing superb living spaces, the residence features open plan living and dining rooms, a stylish and contemporary fitted kitchen, a practical downstairs WC, two double bedrooms, a third bedroom with the potential for use as an additional reception area, and family bathroom suite. Front and rear gardens, an extensive drive and detached garage complete this property, standing as an ideal choice for a modern family seeking a cosy and stylish home.

This property enjoys the advantages of a charming residential setting and falls within the catchment area of well regarded schools in Pleckgate and Lammack, including Pleckgate High School. Conveniently situated, local amenities such as shops, supermarkets, doctors, and cafes are just a stone's throw away, and excellent network links ensure easy access to Blackburn Town Centre, the Ribble Valley, and Preston.

Get in contact with our sales team to arrange a viewing on this superb property!

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.

- Beautiful Detached Home
- Immaculately Presented
- Open Plan Living & Dining Rooms
- Three Double Bedrooms
- Modern Fitted Kitchen
- Council Tax Band D
- Pleckgate Location
- Leasehold
- Single Garage & Driveway For Multiple Vehicles

**Offers over £300,000**



# Pleckfarm Avenue, Blackburn

## Ground Floor

### Entrance Hallway

16'5" x 16'10"/3'2" (5.02m x 5.15m/0.98m)

UPVC partially double glazed front door, uPVC double glazed window, ceiling light fitting, central heating radiator, storage cupboard, doors to the living room, third bedroom/ reception room, WC and kitchen, further door to storage, stairs to the first floor, carpeted flooring.

### Living Room

15'10" x 11'10" (4.83m x 3.61m)

Two uPVC double glazed windows with roller blinds, ceiling light fitting with ceiling rose, ceiling spotlights, central heating radiator, coving to ceiling, smoke alarm, open access to dining room, carpeted flooring.

### Dining Room

11'10" x 9'7" (3.63m x 2.94m)

UPVC double glazed Patio doors to rear, ceiling light fitting with ceiling rose, ceiling spotlights, two central heating radiators, coving to ceiling, smoke alarm, open access to living room, door to kitchen, carpeted flooring.

### Bedroom Three/ Reception Room Three

12'2" x 9'10" (3.71m x 3.00m)

Two uPVC double glazed windows with venetian blinds, ceiling spotlights, central heating radiator, coving to ceiling, carpeted flooring.

### Kitchen

14'0" x 9'6" (4.29m x 2.92m)

UPVC double glazed window with venetian blinds, uPVC partially double glazed door to rear, a range of black high gloss wall and base units with wood effect laminate worktops, part tiled splashbacks, inset stainless steel one and a half sink with mixer tap, integrated electric oven and four ring gas hob, space for fridge freezer, plumbing for washing machine, space for dryer, larder cupboard, ceiling spotlights, under counter spotlights, central heating radiator, smoke alarm, vinyl flooring.

### WC

6'9" x 3'0" (2.08m x 0.92m)

UPVC double glazed window, a low level, dual flush WC, full pedestal wash basin with mixer tap, full tiled elevations, ceiling light fitting, chrome central heating towel rail, tiled flooring.

## First Floor

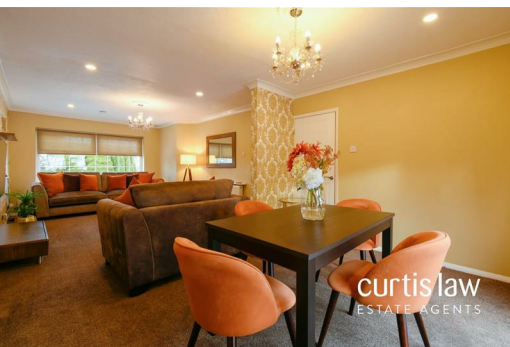
### Landing

Ceiling light fitting, loft access via hatch, doors to two double bedrooms and a family bathroom suite, carpeted flooring.

### Bedroom One

15'1" x 11'3" (4.60m x 3.44m)

UPVC double glazed window with venetian blinds, ceiling spotlights, central heating radiator, two doors to eaves storage, carpeted flooring.



## Bedroom Two

15'1" x 9'7" (4.60m x 2.93m)

UPVC double glazed window with venetian blinds, ceiling spotlights, central heating radiator, two doors to eaves storage, further door to storage cupboard, carpeted flooring.

## Bathroom

8'10" x 4'5" (2.70m x 1.35m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin, panel bath with electric feed overhead shower, full tiled elevations, ceiling spotlights, chrome central heating towel rail, tiled effect laminate flooring.

## External

### Front

Driveway for multiple vehicles, extensive laid to lawn garden.

### Rear

Extensive, private garden with part patio and laid to lawn area with mature shrubbery.

## Garage

Single, detached garage with up and over door, access from the rear of the property.

## Agents Notes

Tenure: Leasehold 999 years from 22nd Sep 1965 to 22nd Sep 2964 (940 years left)

Council Tax Band: D (Blackburn with Darwen)

EPC: TBC

Water Meter

Combi Boiler: installed est. 12 months ago (Bosch Worcester)

Property Type: Detached property

Property Construction: Brick

Water Supply: United Utilities

Electricity Supply: EDF

Gas Supply: EDF

Sewerage: United Utilities

Heating: Gas

Broadband: Ultrafast

Mobile Signal: Good

Parking: Detached, single garage & drive to the side of property for up to five vehicles

Building Safety: No

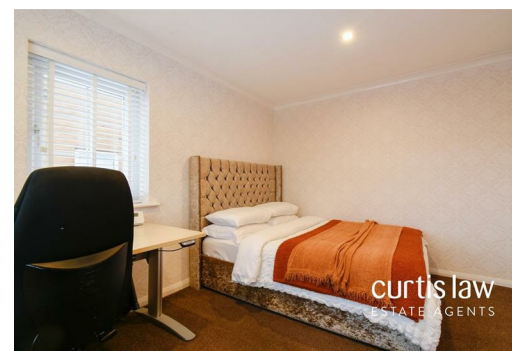
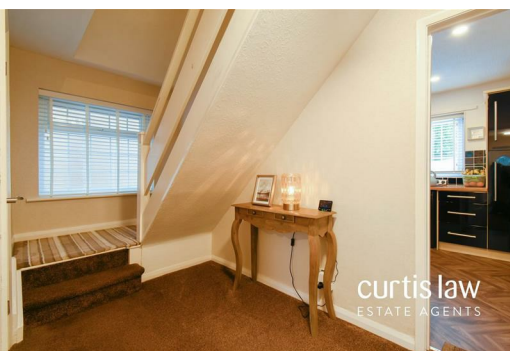
Rights & Restrictions: No

Flood & Erosion Risks: No

Planning Permissions & Development Proposals: Unknown

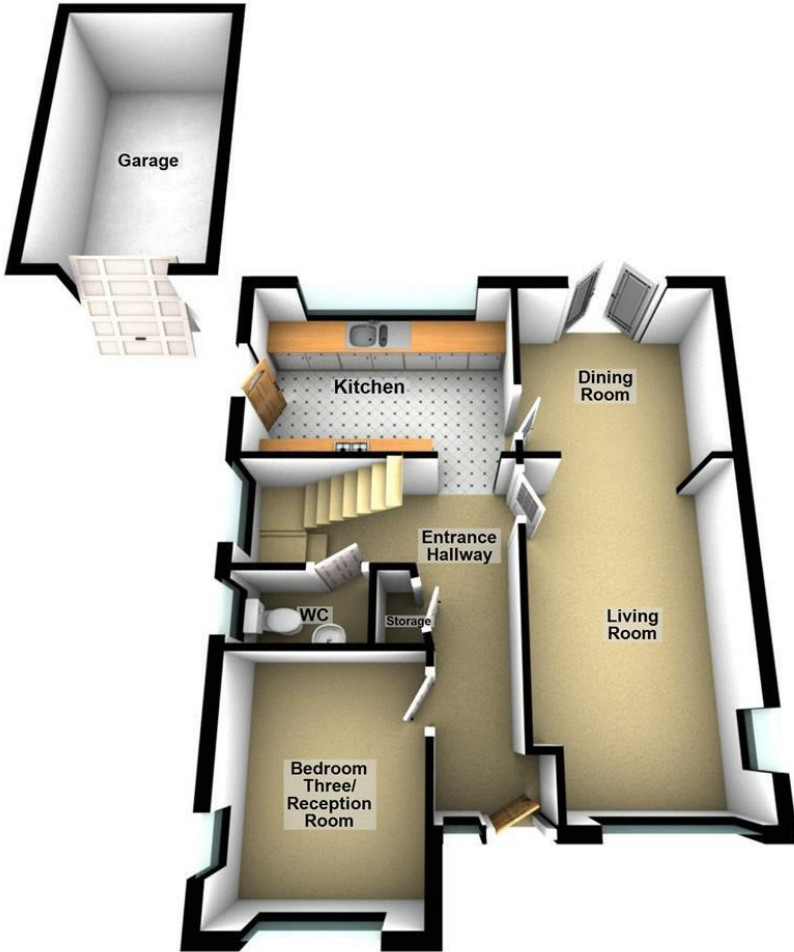
Property Accessibility & Adaptions: No

Coalfield & Mining Area: No

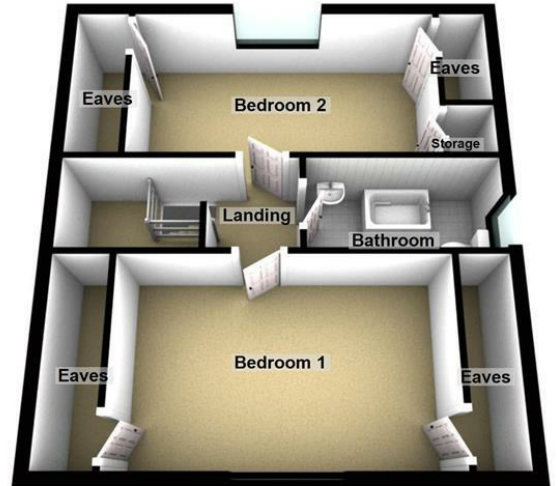




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC