

# curtis law

## ESTATE AGENTS



### Lockside, Blackburn

\*\*\* SUPERB THREE BEDROOM END TOWNHOUSE FAMILY HOME \*\*\*

This outstanding townhouse is positioned within a sought-after, tranquil cul-de-sac in Blackburn's Infirmary area. It offers generous living space across three floors, along with off-road parking. Conveniently situated near various local amenities, the property also provides excellent transportation connections to Blackburn, Darwen and nearby areas, with the added advantage of being a mere stone's throw from the M65 motorway.

The property boasts a thoughtfully designed layout, enhancing both functionality and comfort. As you enter, you're greeted by an inviting entrance hallway on the ground floor, guiding you gracefully up the staircase to the family kitchen/diner.

Ascending to the first floor, a generously proportioned reception room beckons, complete with a charming Juliet balcony that infuses the space with natural light and fresh air. This level offers a delightful retreat for relaxation and entertaining, seamlessly connected to the heart of the home. Moving to the second floor, you'll discover a tranquil haven comprising the master bedroom, alongside a well-appointed family bathroom suite and a versatile third bedroom. Each room thoughtfully crafted to provide comfort and convenience, catering to the diverse needs of modern living. Ascending further to the third floor, a private sanctuary awaits in the form of the second bedroom, offering seclusion and comfort, ideal for restful nights and peaceful mornings.

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.

- Set Over Four Floors
- Spacious Lounge On First Floor
- Integral Garage
- Three Impressive Bedrooms
- Well Presented Family Home
- Three Piece Family Bathroom Suite
- Fully Fitted Kitchen
- Off Road Parking
- Ideal Investment or Perfect Downsize

**Offers in excess of £180,000**



# Lockside, Blackburn

## Ground Floor

### Hallway

9'10" x 4'3" (3.00 x 1.31)

Stairs leading to first floor kitchen, ceiling light fitting, carpet flooring.

### First Floor

#### Landing

5'10" x 5'4" (1.78 x 1.65)

Stairs leading to the second floor, ceiling light fitting, carpet flooring.

#### Kitchen/Diner

12'5" x 8'5" (3.81 x 2.59)

UPVC double glazed window, UPVC double glazed door to rear, range of white high gloss wall and base units with granite effect work tops, inset stainless steel sink and drainer with mixer tap, space for gas oven and hob, extractor fan, plumbing for washing machine, space for fridge freezer, breakfast bar with granite effect work top, ceiling light fitting, central heating radiator, lino flooring.

## Second Floor

### Landing

6'9" x 5'4" (2.07 x 1.64)

Doors leading to reception room, stairs to the third floor, ceiling light fitting, carpet flooring.

### Living Room

12'5" x 12'4" (3.80 x 3.77)

UPVC double glazed window, UPVC double glazed door to Juliet balcony, ceiling light fitting, central heating radiator, carpet flooring.

## Third Floor

### Landing

7'7" x 5'5" (2.33 x 1.66)

Doors to bedroom three and family bathroom, ceiling light fitting, carpet flooring.

### Master Bedroom

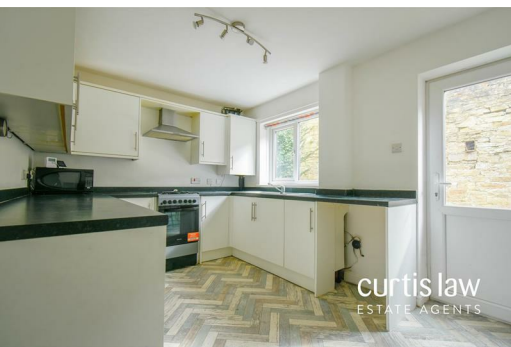
12'4" x 8'11" (3.78 x 2.73)

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

### Bedroom Three

8'4" x 6'1" (2.55 x 1.87)

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



### Family Bathroom

5'6" x 5'1" (1.70 x 1.56)

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

### Fourth Floor

#### Landing

12'4" x 5'4" (3.78 x 1.65)

Doors to master bedroom and bedroom two, ceiling light fitting, carpet flooring.

#### Bedroom Two

12'4" x 8'7" (3.78 x 2.63)

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

### External

#### Front

Tarmac driveway providing off road parking, access to integral garage.

#### Rear

Enclose paved rear yard.

### Agents Notes

Tenure: Freehold

Council Tax Band: A - Blackburn with Darwen

Property Type: Townhouse

Property Construction:

Water Supply: Unknown

Electricity Supply: British Gas

Gas Supply: British Gas

Sewerage: Unknown

Heating: Gas central heating

Broadband: Unknown

Mobile Signal: Good

Parking: Driveway, garage

Building Safety: No

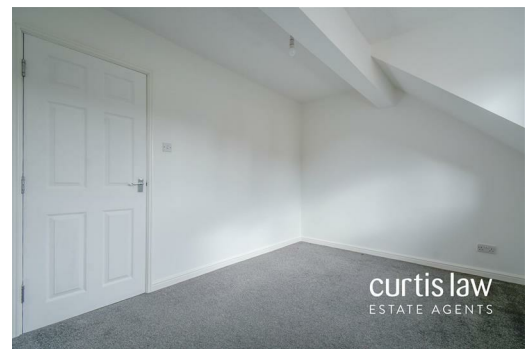
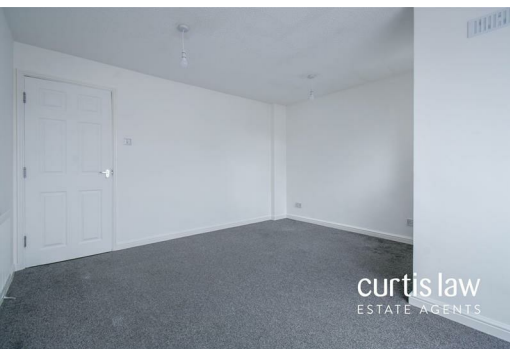
Rights & Restrictions: No

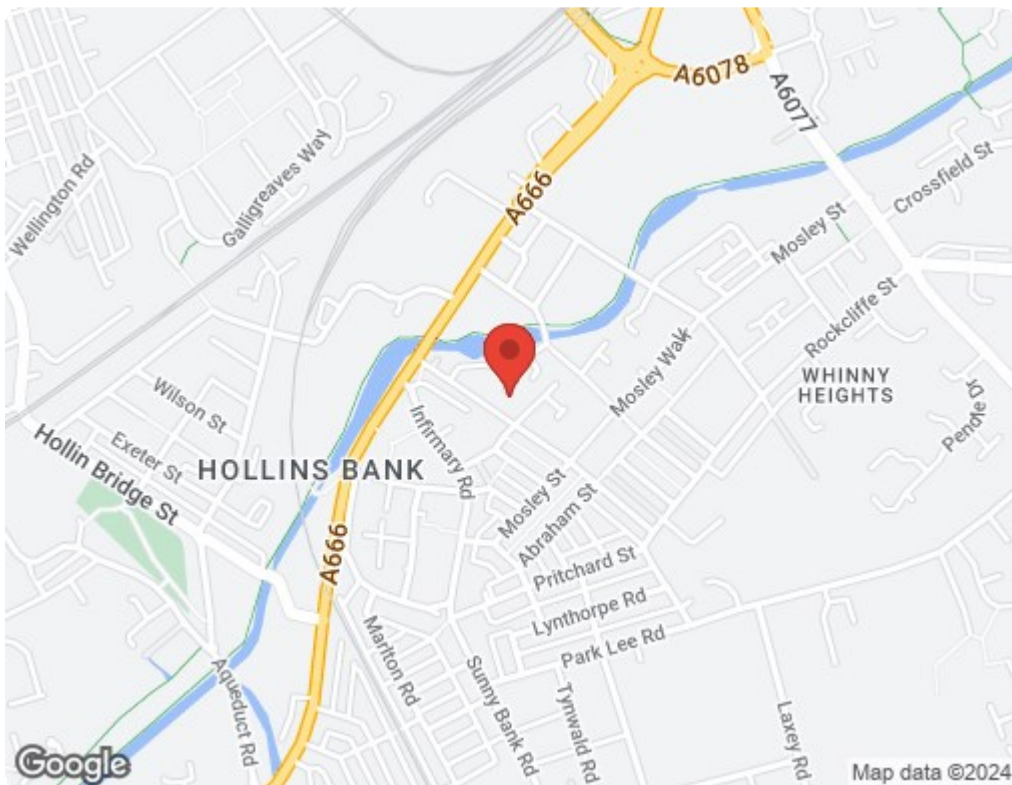
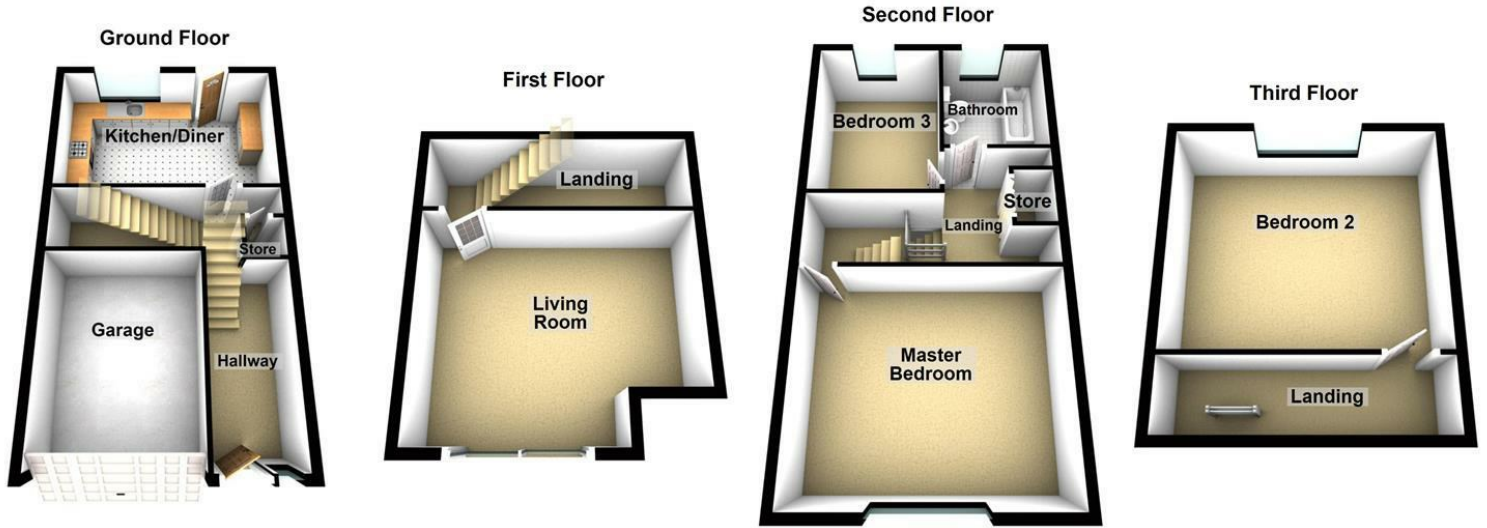
Flood & Erosion Risks: No

Planning Permissions & Development Proposals: No

Property Accessibility & Adaptions: Side gate to rear

Coalfield & Mining Area: Unknown





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>	<b>72</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		
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		
EU Directive 2002/91/EC		