

curtis law

ESTATE AGENTS



Ravenscroft Close, Blackburn

*** BEAUTIFUL THREE BEDROOM COTTAGE IN SUNNYBOWER AREA ***

Nestled within a tranquil cul-de-sac, accessible via a private road, stands this captivating three bedroom stone-built cottage. Brimming with charm and adorned with periodic features, this property presents a unique opportunity to purchase a beautiful home tucked away within a picturesque setting. Deceptively spacious, this property boasts exceptional living accommodation with a large lounge, open-plan dining room, kitchen, and conservatory, three generously sized bedrooms and a three piece bathroom suite. Complete with an attractive rear garden and allocated parking, this residence offers the ideal sanctuary for a growing family seeking seclusion and serenity.

Located in the highly desirable Sunnybower area, this property boasts a prime position with convenient access to a variety of amenities, including shops, supermarkets, retail parks, and recreational facilities. In addition to this, there are well established schools nearby such as Roe Lee Park Primary School and Holiday Souls R C Primary School. For commuters, excellent transport links and proximity to the M65 motorway ensure convenient travel to Blackburn Town Centre, the Ribble Valley, and Preston.

Nature enthusiasts will find plenty of scenic locations for stunning nature walks, with Sunnybower Playing Fields conveniently situated across from the property, offering abundant opportunities to explore and enjoy the outdoors.

To truly appreciate what this property has to offer, arrange a viewing with our sales team today!

- South Facing Mid- Terraced Cottage
- Private Location
- Open Plan Kitchen & Dining Room With Conservatory
- Three Good Sized Bedrooms
- Allocated Parking Space
- Council Tax Band C
- Immaculately Presented
- Perfect For Growing Families
- Leasehold

Offers over £165,000

Ravenscroft Close, Blackburn

Ground Floor

Entrance Porch

6'0" x 4'9" (1.84m x 1.45m)

UPVC partially double glazed front door with stained glass feature leading into entrance porch, uPVC double glazed window with stained glass feature, ceiling light fitting, central heating radiator, hardwood single glazed door to lounge, carpeted flooring.

Lounge

16'6" x 14'8" (5.04m x 4.48m)

UPVC double glazed window, ceiling light fitting, two wall light fittings, central heating radiator, coving to ceiling, picture rail, decorative fireplace point with stone wall feature, television point, door to under stair storage, hardwood single glazed door to kitchen, stairs to first floor landing, carpeted flooring.

Dining Room

9'9" x 6'11" (2.98m x 2.13m)

Ceiling light fitting, central heating radiator, space for dining set, open access to kitchen and conservatory, tiled flooring.

Kitchen

9'9" x 7'4" (2.99m x 2.25m)

UPVC double glazed window, a range of laminate wall and base units with granite effect worktops, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, freestanding electric oven with four ring hob and extractor hood, space for fridge freezer, plumbing for washing machine, wall mounted 'Vaillant' combi boiler, ceiling light fitting, open access to dining room, tiled flooring.

Conservatory

8'1" x 7'9" (2.47m x 2.37m)

UPVC double glazed window surround, uPVC partially double glazed door to rear garden, open access to dining room, tiled flooring.

First Floor

Landing

9'8" x 9'4" (2.97m x 2.85m)

UPVC double glazed window, wall light fittings, central heating radiator, coving to ceiling, dado rail, loft access via hatch, doors to three bedrooms, a three piece bathroom suite and storage cupboard, carpeted flooring.

Bedroom One

13'1" x 10'6" (3.99m x 3.21m)

UPVC double glazed window, ceiling light fitting, central heating radiator, vaulted ceiling, fully fitted bedroom furniture, carpeted flooring.



Bedroom Two

13'2" x 8'11" (4.03m x 2.73m)

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

Bedroom Three

9'11" x 8'2" (3.04m x 2.49m)

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

Bathroom

6'7" x 5'4" (2.02m x 1.63m)

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 showerhead attachment, full tiled elevations, ceiling light fitting, central heating radiator, wood effect flooring.

External

Front

Laid to lawn garden with a path leading to the front, allocated parking with additional space for two visitors.

Rear

Enclosed, beautifully maintained garden with tiered patio, shed, gated access to the front of the property.

Agents Notes

Tenure: Leasehold - 999 years from 1st October 1985 to 1st October 2984 (960 years left)

Council Tax Band: C - Blackburn with Darwen

Property Type: Mid-terraced cottage

Property Construction: Stone

Water Supply: United Utilities

Electricity Supply: EON

Gas Supply: British Gas

Sewerage: United Utilities

Heating: Gas central heating

Broadband: BT internet

Mobile Signal: Good

Parking: Allocated parking

Building Safety: None

Rights & Restrictions: None

Flood & Erosion Risks: None

Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: None

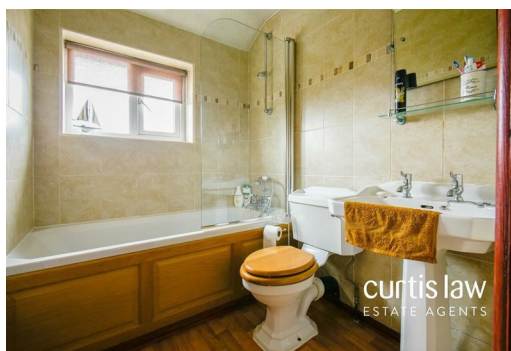
Coalfield & Mining Area: None

Additional Information:

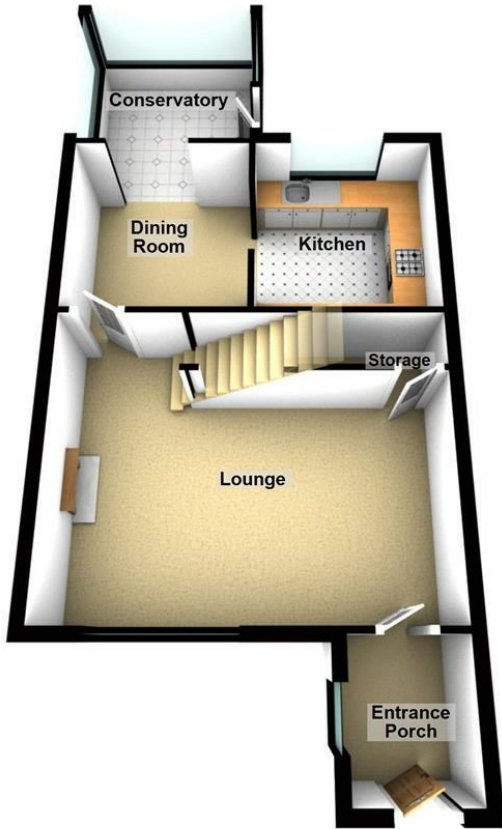
South facing

Private road (gated)

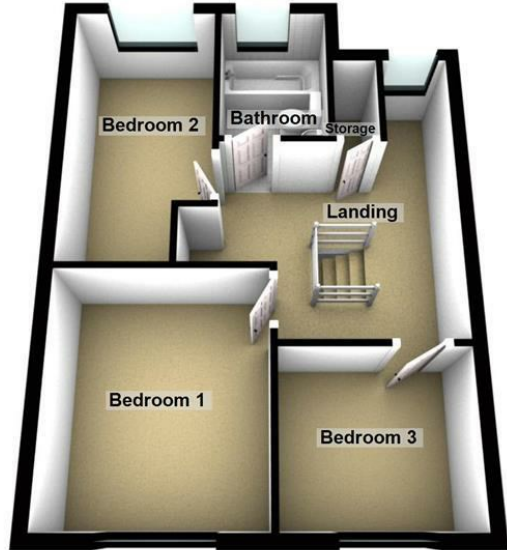
One allocated parking space with additional space for two visitors



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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