



Peel Mount, Blackburn

*** FANTASTIC THREE BEDROOM SEMI- DETACHED HOME IN POPULAR LOCATION ***

Set within a highly desirable residential area, sits this gorgeous three bedroom semi- detached family home that has been beautifully maintained by the current homeowners. Feeling like home the moment you arrive, this property offers a spacious layout with two reception rooms, a conservatory, a modern fitted kitchen, three generously sized bedrooms, a contemporary two-piece bathroom suite with a separate WC, and a garage, this home offers the ideal family setting. It also includes the added bonus of a driveway for two vehicles and a large rear garden. Families in search of their forever home should not miss the opportunity to own this incredible property!

This property is conveniently located near a variety of local amenities, including shops, convenience stores, cafes, newsagents, and a doctor's office. With excellent commuter links to Blackburn, Accrington, and the Ribble Valley, this home is situated in a prime location and should not be missed!

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

- Stunning Semi - Detached Home
- Two Reception Rooms & Conservatory
- Large Rear Garden
- Three Generously Sized Bedrooms
- Perfect Family Home
- Council Tax Band B
- Modern Fitted Kitchen
- Driveway For Two Vehicles
- Freehold

Offers over £190,000

Peel Mount, Blackburn

Ground Floor

Entrance Porch

3'9" x 3'2" (1.16m x 0.98m)

Composite partially double glazed front door to porch, uPVC double glazed frosted window, door to lounge, carpeted flooring.

Lounge

15'7" x 10'10" (4.77m x 3.31m)

UPVC double glazed window, ceiling light fitting, two wall light fittings, central heating radiator, coving to ceiling, feature electric fireplace with wood surround, television point, oak doors to the dining room and stairs which lead up to first floor landing, carpeted flooring.

Dining Room

10'11" x 10'3" (3.35m x 3.14m)

UPVC double glazed sliding door to conservatory, ceiling light fitting, central heating radiator, coving to ceiling, open access to kitchen, oak door to under stair storage with lighting (2.51mx0.74m), carpeted flooring.

Kitchen

7'5" x 7'3" (2.27m x 2.23m)

UPVC double glazed window, a range of white wall and base units with concrete effect worktops, concrete effect splashback, inset composite one and a half sink and drainer, integrated four ring hob and slanted extractor hood, built in electric oven and grill in high level unit, under counter space for fridge and freezer, dishwasher and plumbing for washing machine, combi boiler, ceiling spotlights, wood effect flooring.

Conservatory

9'11" x 9'5" (3.03m x 2.89m)

UPVC double glazed windows surround, uPVC double glazed French doors to garden, ceiling light fitting with fan attachment, central heating radiator, television point, tiled flooring.

First Floor

Landing

Ceiling light fitting, doors to three bedrooms, a two piece bathroom suite and separate WC, carpeted flooring.

Bedroom One

14'9" x 9'8" (4.51m x 2.95m)

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

Bedroom Two

10'6" x 9'8" (3.21m x 2.95m)

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

Bedroom Three

11'10" x 9'0" (3.61m x 2.76m)

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



Bathroom

6'0" x 5'11" (1.83m x 1.82m)

UPVC double glazed frosted window, a two piece bathroom suite comprising of: a wash basin unit with storage space, corner enclosed shower cubicle with direct feed shower, full tiled elevations, ceiling spotlights, chrome central heating towel rail, extractor hood, vinyl flooring.

WC

4'9" x 2'3" (1.45m x 0.71m)

UPVC double glazed frosted window, a low level, dual flush WC unit, ceiling spotlight, part tiled elevation, vinyl flooring.

External

Front

Driveway for two vehicles, access to garage via up and over door.

Rear

Large garden with a patio area leading down to a laid to lawn garden, bedding areas with flowers and mature shrubbery, steps leading down to an additional patio area with a shed, gated access to ginnel.

Garage

Single, attached garage with up and over door.

Agents Notes

Tenure: Freehold

Council Tax Band: B - Hyndburn (£1765.44 per annum)

EPC:

New doors and skirting boards

Cavity wall insulation

No water meter

Smart meter for gas and electric

Property Type: Semi- detached

Property Construction: Brick

Water Supply: United Utilities

Electricity Supply: Octopus Energy

Gas Supply: Octopus Energy

Sewerage: United Utilities

Heating: Gas central heating, new combi boiler (est. 18 months to 2 years)

Broadband: Virgin

Mobile Signal: Good - O2

Parking: Drive for two vehicles

Building Safety: Burglar alarm, fire alarm

Rights & Restrictions: None

Flood & Erosion Risks: Unknown

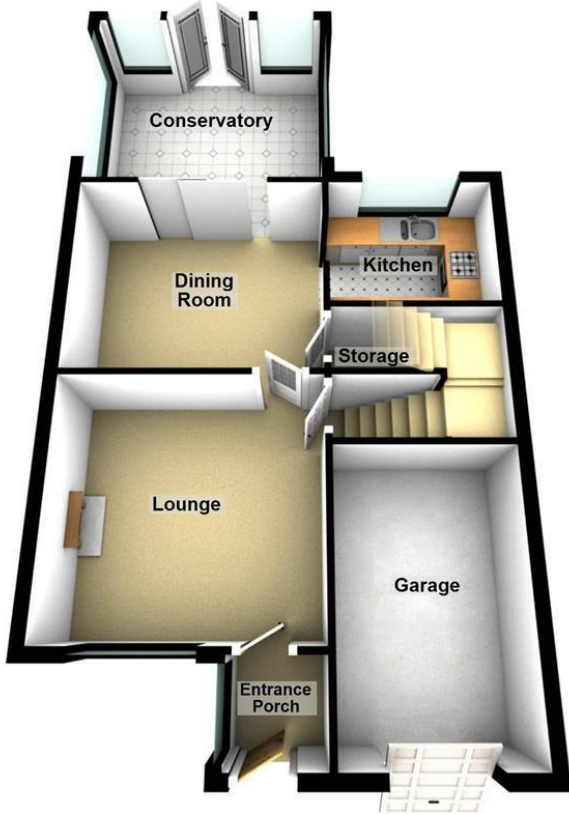
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: New conservatory, path down to the side of the house

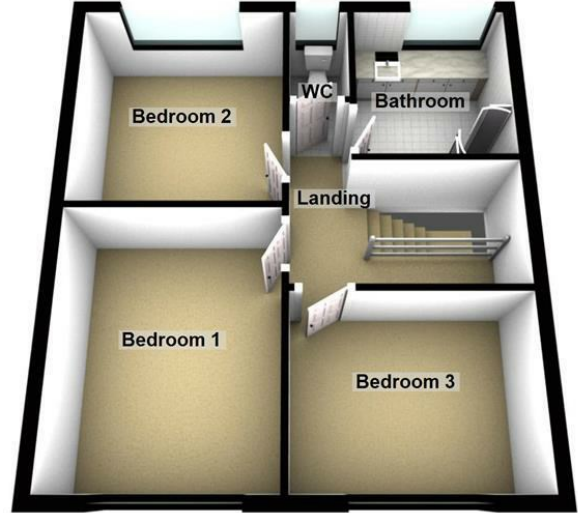
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		