

curtis law

ESTATE AGENTS



Clarendon Road East, Blackburn

*** BEAUTIFUL TWO BEDROOM SEMI- DETACHED HOME WITH NO CHAIN DELAY ***

Curtis Law Estate Agents are thrilled to present this charming two bedroom semi-detached home to the open sales market. Bursting with potential and sat on an enviable plot, this property features a spacious lounge, an open-plan kitchen and dining area, two double bedrooms, and a newly fitted modern shower room. The home is complete with a long driveway that accommodates multiple vehicles and a large rear garden adorned with mature shrubbery. This residence is perfect for those looking to downsize and enjoy a comfortable, stylish living space!

Located just off Whalley New Road, this property enjoys close proximity to a variety of local amenities, including shops, convenience stores, beauty salons, and doctors. Well-established schools such as Roe Lee Primary School and Pleckgate High School are also nearby. Commuters will appreciate the excellent transport links, with easy access to surrounding towns and cities, and junction 6 of the M65 just a short drive away.

Viewing is highly advised to appreciate what this property has to offer. Get in contact with our sales team to arrange a viewing!

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.

- Semi- Detached Home
- Perfect Downsize
- Driveway For Three Vehicles
- Two Good Sized Bedrooms
- New Shower Room
- Council Tax Band A
- No Chain Delay
- Large Rear Garden
- Freehold

Offers in the region of £150,000

Clarendon Road East, Blackburn

Ground Floor

Entrance Vestibule

4'2" x 3'9" (1.27m x 1.14m)

UPVC double glazed window, uPVC front door to vestibule, ceiling light fitting, electric central heating radiator, coving to ceiling, meter cupboard, hardwood door to lounge, carpeted flooring.

Lounge

18'1" x 12'11" (5.53m x 3.96m)

UPVC double glazed window, two ceiling light fittings with ceiling roses, two wall light fittings, central heating radiator, coving to ceiling, dado rail, gas fireplace with stone wall feature and wood surfaces, door to kitchen/diner, stairs to first floor, carpeted flooring.

Kitchen/ Diner

12'10" x 9'0" (3.93m x 2.75m)

UPVC double glazed window, uPVC double glazed frosted door to rear garden, a range of wood effect wall and base units with contrasting worktops, tiled splashbacks, inset stainless steel one and a half sink and drainer, freestanding electric double oven with four ring hob and extractor hood, plumbing for washing machine, space for fridge freezer and dryer, combi boiler housed in wall unit, space for dining set, under wall unit spotlights, ceiling spotlights, central heating radiator, tiled effect flooring.

First Floor

Landing

8'0" x 5'10" (2.45m x 1.79m)

Ceiling light fitting, dado rail, smoke alarm, loft access via hatch, doors to two bedrooms and a new, modern bathroom suite, carpeted flooring.

Bedroom One

12'11" x 9'11" (3.94m x 3.04m)

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

Bedroom Two

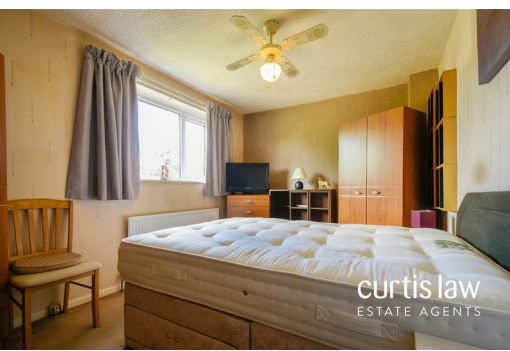
12'10" x 9'1" (3.93m x 2.78m)

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

Shower Room

7'10" x 6'7" (2.40m x 2.03m)

UPVC double glazed frosted window, a new, three piece shower room comprising of: a low level, close coupled WC and wash basin unit, walk-in waterfall effect shower cubicle, full tiled elevations, ceiling spotlights, central heating towel rail, door to airing cupboard, lino flooring.



External

Front

Long driveway for multiple vehicles, garden area with pebble chipping, bedding area with mature shrubbery.

Rear

Large and enclosed garden with patio areas, small laid to lawn garden, mature shrubbery and a greenhouse.

Agents Notes

Tenure: Freehold

Council Tax Band: A - Blackburn With Darwen

EPC:

Property Type:

Property Construction:

Water Supply:

Electricity Supply:

Gas Supply:

Sewerage:

Heating:

Broadband:

Mobile Signal:

Parking:

Building Safety:

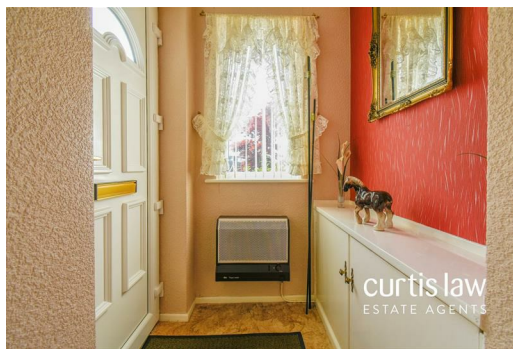
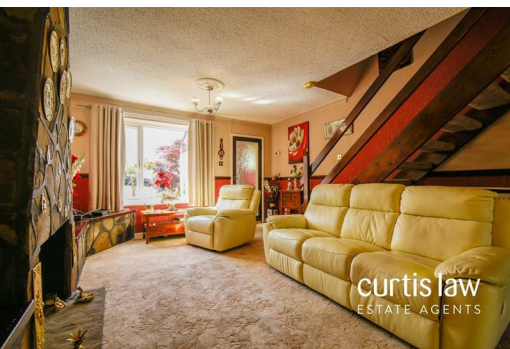
Rights & Restrictions:

Flood & Erosion Risks:

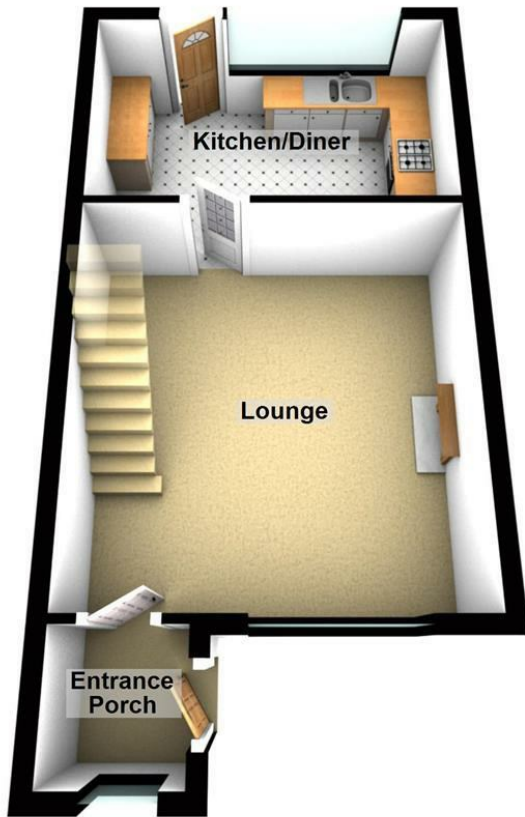
Planning Permissions & Development Proposals:

Property Accessibility & Adaptions:

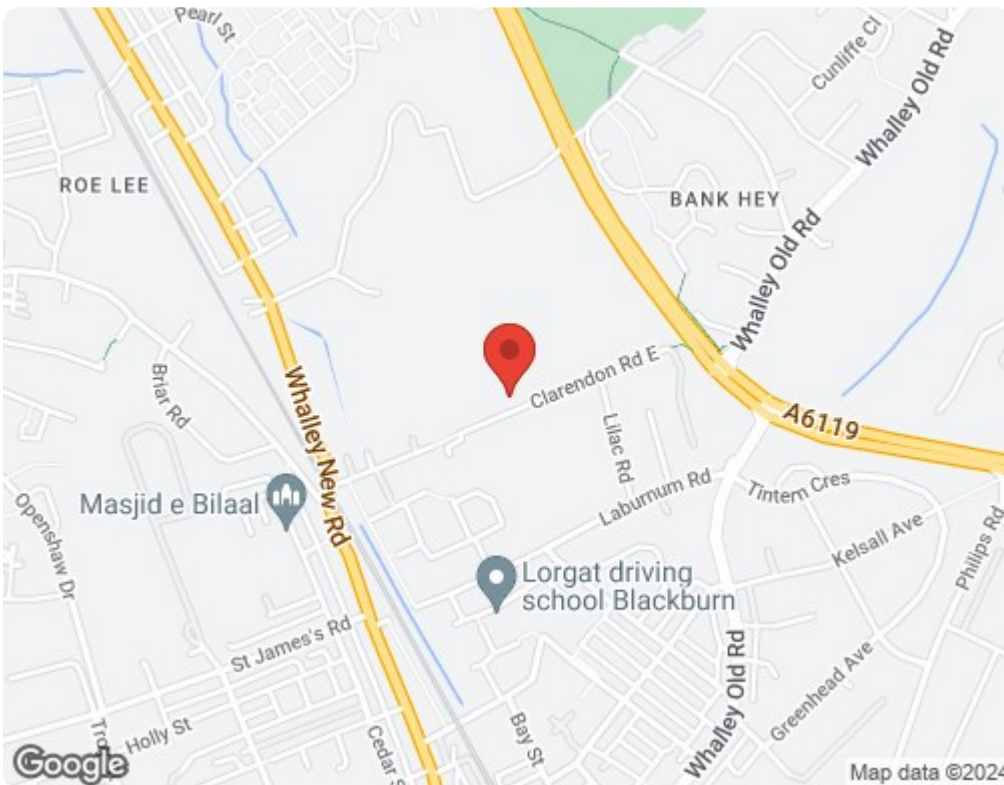
Coalfield & Mining Area:



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC