

curtis law

ESTATE AGENTS



Manor Road, Blackburn

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

Nestled on Manor Road in Blackburn, this charming semi-detached house is a true gem waiting to be discovered. Brimming with character, this property boasts two spacious reception rooms, a well-appointed kitchen, two generously sized bedrooms, and a four-piece bathroom suite. The front courtyard and private rear yard add to its appeal.

Rich in original period features, this home exudes charm and elegance, creating a warm and inviting atmosphere. Perfect for first-time buyers or those looking to downsize, this home ticks all the boxes and is sure to capture your heart. Don't miss the opportunity to make this delightful property your own slice of paradise.

Located in a peaceful residential area, this property is just a stone's throw from Wensley Fold Primary School and a short distance from Tauheedul Girls' School. Local amenities, including shops, convenience stores, supermarkets, and cafes, are also within close proximity. Excellent bus routes provide easy transport to the surrounding towns and cities.

This property is a must-see! Contact our sales team to schedule a viewing today!

- Semi- Detached Home
- Original Periodic Features
- Sought After Area
- Two Bedrooms
- Two Reception Rooms
- Council Tax Band B
- No Chain Delay
- Four Piece Bathroom Suite
- Freehold

Offers over £120,000

Manor Road, Blackburn

Ground Floor

Entrance Vestibule

4'1" x 3'11" (1.27m x 1.21m)

Hardwood front door to vestibule, ceiling light fitting, coving to ceiling, electric meter, consumer unit, hardwood single glazed frosted door to hallway, mosaic tiled flooring.

Hallway

9'1" x 3'10" (2.78m x 1.19m)

Ceiling light fitting, central heating radiator, coving to ceiling, doors to two reception rooms, stairs to first floor, carpeted flooring.

Living Room

12'5" x 10'0" (3.79m x 3.07m)

Original glass and window frame, ceiling light fitting, central heating radiator, coving to ceiling, picture rail, feature fireplace, carpeted flooring.

Dining Room

16'8" x 11'8" (5.10m x 3.56m)

Original glass and window frame, ceiling light fitting, central heating radiator, fireplace point with partial stone wall, wall mounted cabinets, doors to kitchen and under stair storage, carpeted flooring.

Kitchen

13'1" x 7'10" (4.01m x 2.41m)

Two original glass and window frames, a range of wood wall and base units with contrasting worktops, part tiled splashbacks, inset sink and drainer with mixer tap, freestanding double oven and four ring hob, space for fridge freezer, plumbing for washing machine, ceiling light fitting, central heating radiator, door to rear yard, lino flooring.

First Floor

Landing

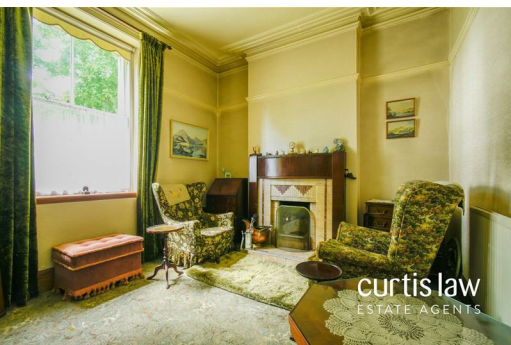
7'0" x 3'4" (2.15m x 1.04m)

Original glass and window frame, two ceiling light fittings, smoke alarm, doors to two bedrooms and a four piece bathroom suite, carpeted flooring.

Bedroom One

16'11" x 10'0" (5.17m x 3.05m)

Two original glass and window frames, ceiling light fitting, central heating radiator, built in wardrobes and vanity, carpeted flooring.



Bedroom Two

11'8" x 9'7" (3.58m x 2.93m)

Original glass and window frame, ceiling light fitting, central heating radiator, carpeted flooring.

Bathroom

8'0" x 6'1" (2.45m x 1.87m)

Original glass and window frame, a four piece bathroom suite comprising of: a close coupled WC, vanity wash basin, bidet and panel bath with electric feed shower, full tiled elevations, ceiling light fitting, central heating radiator, doors to airing cupboard and storage, lino flooring.

External

Front

Gated courtyard with mature shrubbery, on street parking.

Rear

Enclosed yard with mature shrubbery.

Agents Notes

Tenure: Freehold

Council Tax Band: B - Blackburn with Darwen (£1730 per annum)

EPC:

Property Type: Semi- detached

Property Construction: Mill Stone Grit wall Slate roof Pitch Pine original hardwood flooring and original glass and window frames renovated by a reputable expert

Water Supply: Yes

Electricity Supply: Yes

Gas Supply: Yes

Sewerage: Yes

Heating: Gas central heating

Broadband: Yes

Mobile Signal: Yes, good

Parking: On street parking

Building Safety: Yes

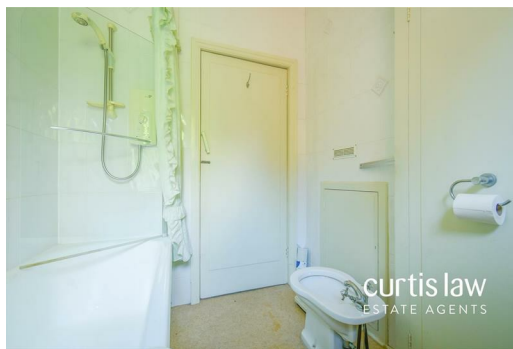
Rights & Restrictions: None

Flood & Erosion Risks: None

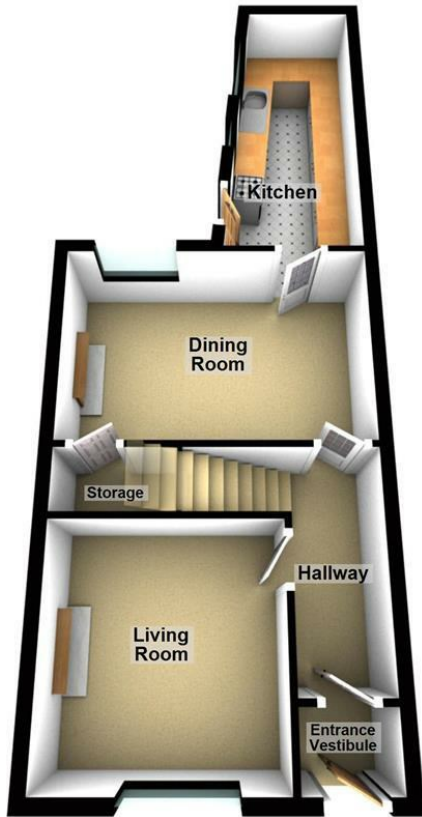
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: Own side access to the rear, own access to frontage

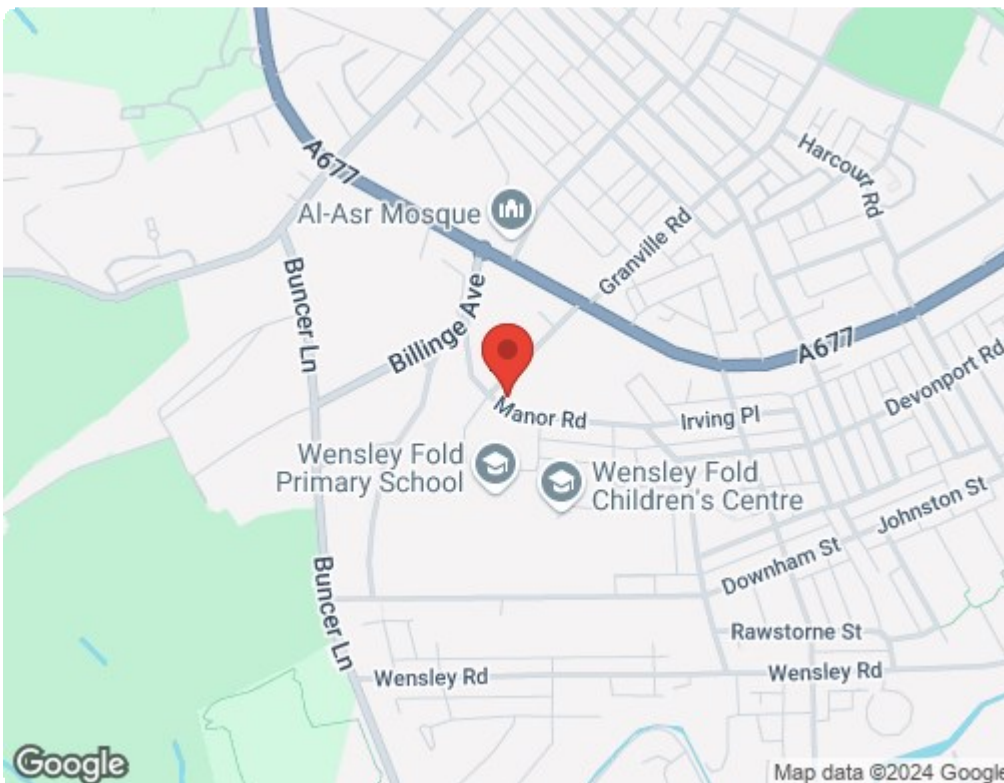
Coalfield & Mining Area: No



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
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