



## Vardon Road, Blackburn

\*\*\* STUNNING TWO BEDROOM SEMI- DETACHED HOME IN POPULAR AREA \*\*\*

Set within a private and peaceful residential estate, Curtis Law Estate Agents are thrilled to present this exceptional two bedroom semi-detached home to the market. Tastefully decorated in neutral tones and meticulously maintained by the current owners, this move-in-ready property is ideal for first-time buyers or those looking to downsize. The home features a spacious reception room, a modern fitted kitchen/diner, two generously sized bedrooms, and a lovely shower room. In addition, it offers a driveway for off-road parking and a large, beautifully maintained garden that enjoys sunlight for the majority of the day!

Situated just off Mill Hill Bridge Street, this property boasts a convenient location near an abundance of amenities, including shops, convenience stores, doctors, cafes, and highly regarded schools such as Saint Peter's Primary School. Additionally, Witton Park and Griffin Park are just a stone's throw away, offering scenic nature walks and play areas perfect for children. Excellent network links provide easy transport to Blackburn, Accrington, Rishton, and Preston.

Ticking all the boxes, this property is sure to be popular so get in contact with our sales team to arrange a viewing!

- Semi- Detached Home
- Modern Fitted Kitchen/Diner
- Perfect First Time Buy Or Downsize
- Two Bedrooms
- Stunning Rear Garden
- Council Tax Band B
- Sought After Location
- Driveway For Off Road Parking
- Freehold

**Offers in the region of £140,000**



# Vardon Road, Blackburn

## Ground Floor

### Entrance Hall

3'5" x 3'5" (1.06m x 1.05m)

UPVC partially double glazed front door to hall, ceiling light fitting, central heating radiator, electric meter, consumer unit, alarm system, door to living room, stairs to first floor, carpeted flooring.

### Living Room

11'8" x 10'9" (3.58m x 3.28m)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, coving to ceiling, feature flame effect fireplace, television point, door to kitchen/diner, carpeted flooring.

### Kitchen/ Diner

14'5" x 7'3" (4.40m x 2.22m)

Two uPVC double glazed windows, uPVC double glazed frosted door to side, a range of modern wall and base units with wood effect worktops, part tiled splash backs, inset stainless steel sink and drainer with high spout mixer tap, integrated four ring hob with extractor hood, integrated electric oven and grill in eye level unit, space for fridge freezer, plumbing for washing machine, space for dryer, breakfast bar with space for two stools, ceiling light fitting, under wall unit spotlights, central heating radiator, coving to ceiling, bi-folding door to under stair storage, tiled effect vinyl flooring.

## First Floor

### Landing

6'4" x 4'4" (1.94m x 1.34m)

UPVC double glazed frosted window, ceiling light fitting, loft access via hatch, doors to two bedrooms and a three piece shower room, carpeted flooring.

### Bedroom One

12'0" x 11'10" (3.67m x 3.61m)

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

### Bedroom Two

10'4" x 8'4" (3.15m x 2.55m)

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

### Shower Room

6'3" x 5'4" (1.91m x 1.65m)

UPVC double glazed frosted window, a three piece shower room comprising of: a close coupled, dual flush WC, full pedestal wash basin, corner enclosed shower cubicle, full tiled elevations, ceiling light fitting, central heating radiator, extractor fan, wood effect flooring.



## External

### Front

Brick paved driveway, pebble chipped garden, double gates leading to rear.

### Rear

Large and enclosed garden with a patio area, steps leading down to a partial lawn and pebble chipped garden area, mature shrubbery and foliage, shed, wood fence surround, double gates leading to the front of the property.

### Agents Notes

Tenure: Freehold

Council Tax Band: B - Blackburn with Darwen

Combi boiler: approx. 10 years old, serviced annually, good condition

Property Type: Semi- detached

Property Construction:

Water Supply: Water meter

Electricity Supply: Smart meter

Gas Supply: Smart meter

Sewerage:

Heating:

Broadband:

Mobile Signal:

Parking: Driveway

Building Safety:

Rights & Restrictions:

Flood & Erosion Risks:

Planning Permissions & Development Proposals:

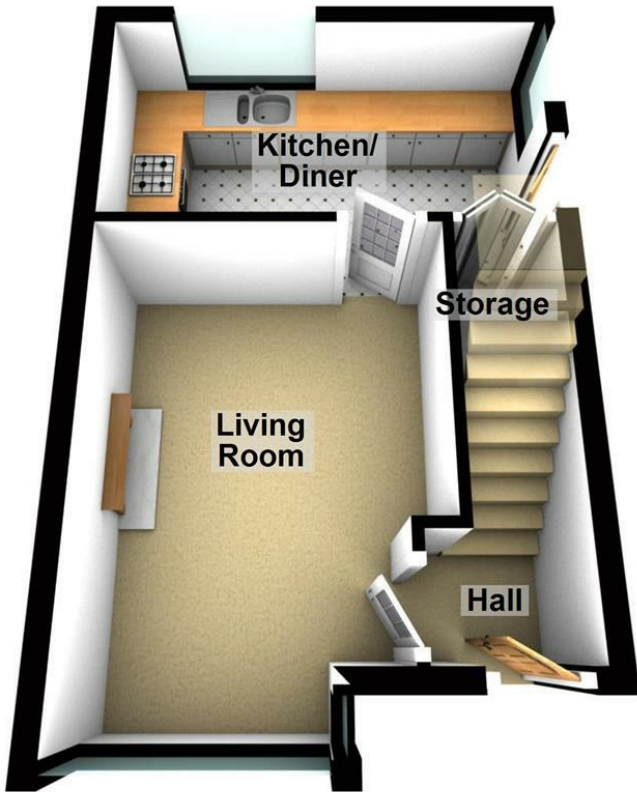
Property Accessibility & Adaptions:

Coalfield & Mining Area:

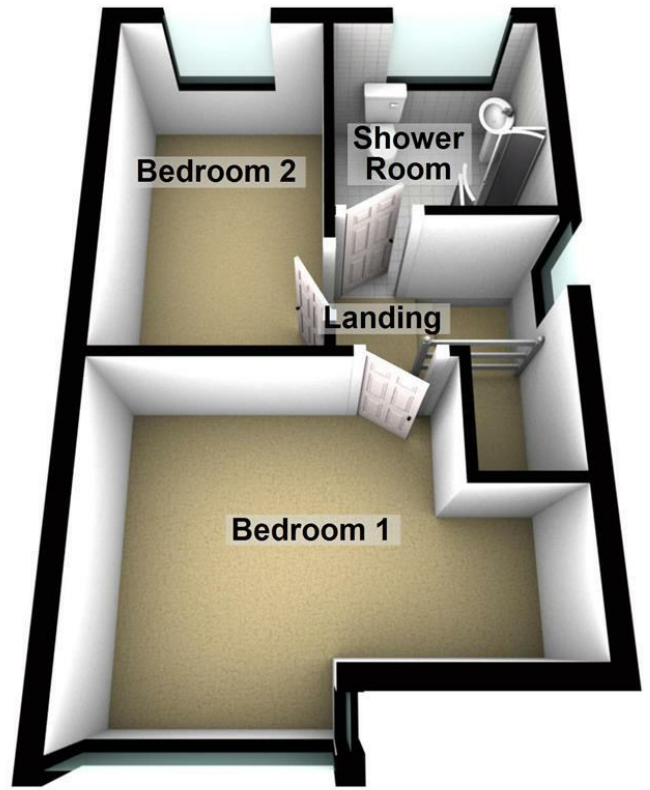




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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 energy efficient - higher running costs		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC