

curtis law

ESTATE AGENTS



Vardon Road, Blackburn

*** BEAUTIFUL THREE BEDROOM SEMI- DETACHED HOME IN SOUGHT AFTER AREA ***

Curtis Law Estate Agents are delighted to present this charming semi-detached home to the sales market. Boasting a spacious layout enhanced by previous extensions, this property offers excellent living accommodation, making it the ideal family home for those seeking a private and peaceful setting.

The home features two large reception rooms, a beautiful conservatory, and a generous kitchen with access to a utility/pantry. Upstairs, there are three well-sized bedrooms and a shower room. Additional benefits include a driveway and a private, picturesque rear garden. This property truly combines comfort, space, and tranquillity.

Situated in one of Blackburn's most sought-after areas, this property is conveniently close to a variety of amenities, including shops, convenience stores, cafes, and doctors. Well-established schools, such as Witton Park High School and Griffin Park Primary School, are just a stone's throw away. Nearby parks, like Witton Park, offer scenic nature walks and play areas for children. Commuters will appreciate excellent transport links to Blackburn, Accrington, Rishton, and Preston.

This property is a must see so contact our office to arrange a viewing!

- Extended Semi- Detached Home
- Picturesque & Private Rear Garden
- Driveway For Off Road Parking
- Three Good Sized Bedrooms
- Two Reception Rooms & Conservatory
- Council Tax Band B
- Popular Residential Location
- Kitchen With Utility/ Pantry
- Freehold

Offers in the region of £174,950

Vardon Road, Blackburn

Ground Floor

Porch

6'0" x 3'10" (1.85m x 1.19m)

Composite front door to porch, uPVC double glazed windows, wall light fitting, door to entrance hall, carpeted flooring.

Entrance Hall

3'6" x 3'1" (1.08m x 0.94m)

Ceiling light fitting, door to lounge, stairs to first floor, carpeted flooring.

Lounge

14'4" x 11'8" (4.37m x 3.56m)

UPVC double glazed bay window, ceiling light fitting, wall light fitting, central heating radiator, feature gas fireplace with wood surround, television point, open access to the dining room, carpeted flooring.

Dining Room

14'8" x 7'3" (4.48m x 2.21m)

UPVC double glazed frosted window, uPVC double glazed patio doors to conservatory, two ceiling light fittings, central heating radiator, space for dining set, open access to the lounge and kitchen, door to under stair storage, carpeted flooring.

Kitchen

15'3" x 6'10" (4.67m x 2.09m)

UPVC double glazed windows, Velux skylight, a range of wood effect wall and base units with contrasting worktops, part tiled splashback, inset sink and drainer with mixer tap, freestanding electric double oven with four ring gas hob and extractor hood, under counter space for fridge freezer, two ceiling light fittings, central heating radiator, door to utility/ pantry, tiled flooring.

Utility/ Pantry

6'10" x 4'10" (2.09m x 1.49m)

UPVC double glazed window, uPVC double glazed frosted window, uPVC partially double glazed door to rear garden, ceiling light fitting, space for washing machine and dryer, wall mounted boiler, vinyl flooring.

Conservatory

9'3" x 8'6" (2.83m x 2.61m)

UPVC double glazed window surround, uPVC double glazed patio doors to the rear garden, ceiling light fitting with fan attachment, central heating radiator, wood effect flooring.

First Floor

Landing

6'2" x 4'0" (1.88m x 1.24m)

Ceiling light fitting, loft access via hatch, doors to three bedrooms and a three piece shower room, carpeted flooring.

Bedroom One

12'10" x 11'7" (3.92m x 3.54m)

UPVC double glazed bay window, ceiling light fitting with fan attachment, central heating radiator, dado rail, doors to built in storage, carpeted flooring.



Bedroom Two

13'6" x 6'9" (4.14m x 2.07m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, views of Pleasington, carpeted flooring.

Bedroom Three

9'11" x 8'0" (3.03m x 2.44m)

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

Shower Room

6'0" x 5'1" (1.83m x 1.55m)

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

External

Front

Driveway, garden with mature shrubbery and tree, bin storage, CCTV.

Rear

Private and enclosed garden comprising of: patio area with decking and space for outdoor seating, laid to lawn garden with bedding areas, mature shrubbery and trees, pond, shed (lights and double sockets), CCTV.

Agents Notes

Tenure: Freehold

Council Tax Band: B - Blackburn with Darwen

EPC: C

CCTV to the front and rear of the property (managed via the television and phones)

Property Type: Semi- detached

Property Construction: Brick with roof tiles

Water Supply: United Utilities

Electricity Supply: British Gas

Gas Supply: British Gas

Sewerage: United Utilities

Heating: Gas central heating with boiler

Broadband: Unknown

Mobile Signal: Good

Parking: Driveway

Building Safety: No issues

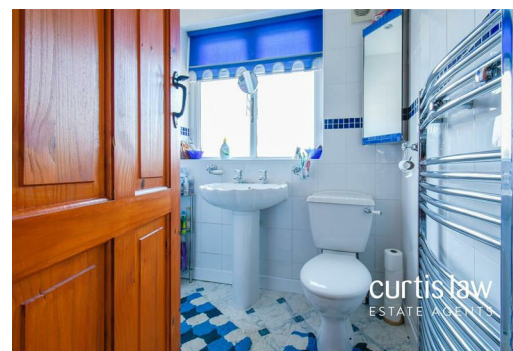
Rights & Restrictions: No

Flood & Erosion Risks: Unknown

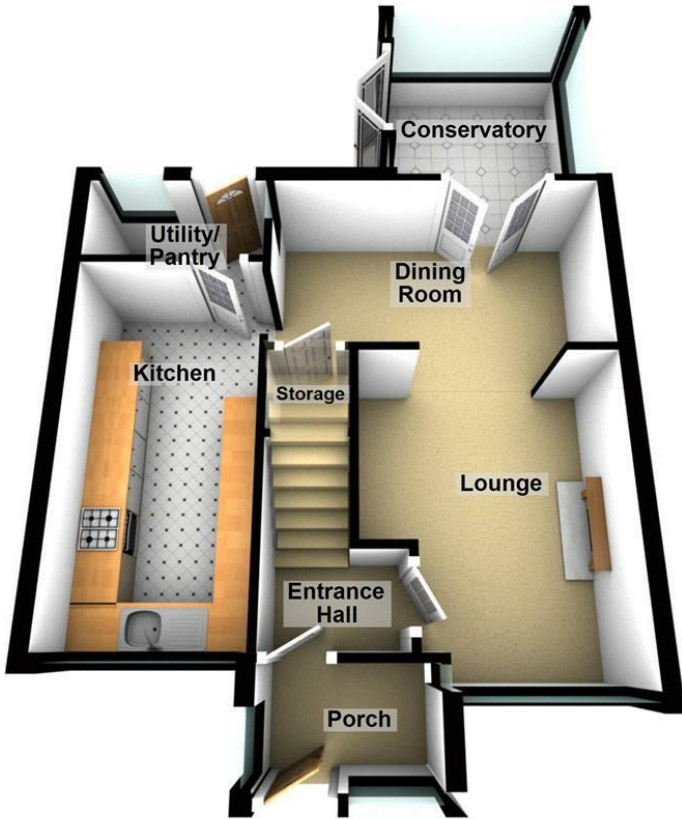
Planning Permissions & Development Proposals: No

Property Accessibility & Adaptions: No

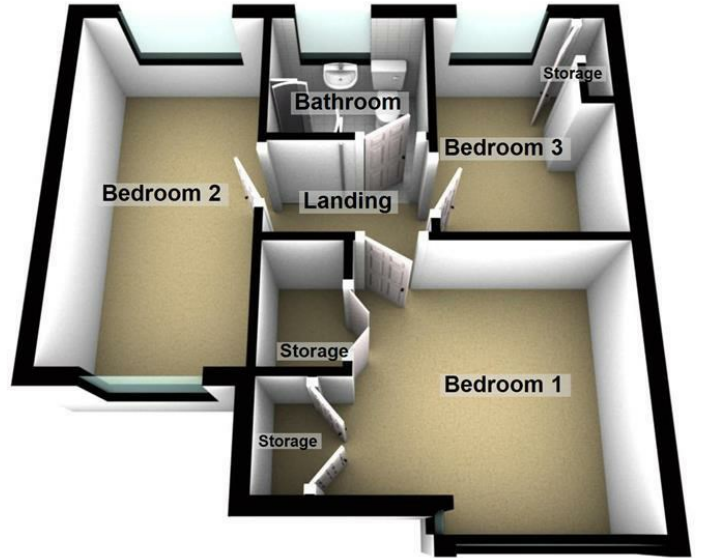
Coalfield & Mining Area: No



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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		
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