

curtis law

ESTATE AGENTS



curtis law
ESTATE AGENTS

Lockside, Blackburn

*** IMPRESSIVE THREE BEDROOM END- TERRACE IN INFIRMARY AREA ***

Lockside is a modern and stylish three-bedroom end-terrace home, ideally located in the highly sought-after Infirmary area of Blackburn. Featuring a versatile split-level design across three floors, this property combines contemporary elegance with functional family living.

The ground floor offers a spacious reception room and a luxurious five-piece bathroom suite, enhancing both convenience and style. You'll also find a sleek open-plan kitchen and dining area, fitted with modern fixtures and designed with ample space for entertaining.

The first floor includes a second reception room, perfect for additional living space or a home office, alongside a generously sized third bedroom and a modern family bathroom suite. The top floor is dedicated to two large double bedrooms, providing a peaceful and private retreat.

Externally, the property includes a spacious double driveway offering ample off-road parking, and a private rear garden designed for outdoor enjoyment, complete with a patio area, ideal for alfresco dining. This home is a perfect blend of modern design and practical living, ideal for families seeking a vibrant and comfortable lifestyle.

- End- Terrace Family Home
- Open Plan Kitchen & Dining Room
- Double Driveway For Off Road Parking
- Three Bedrooms
- Two Bathroom Suites
- Council Tax Band B
- Split Levels & Versatile Living Spaces
- Private Side/ Rear Garden
- Freehold

Offers in the region of £170,000

Lockside, Blackburn

Ground Floor

Entrance Hall

9'10" x 4'7" (3.02m x 1.42m)

Composite front door to hall, ceiling light fitting, central heating radiator, dado rail, thermostat, doors to five piece bathroom suite and reception room/ fourth bedroom, stairs to split level, wood effect flooring.

Reception Room/ Bedroom Four

17'2" x 7'9" (5.24m x 2.38m)

UPVC double glazed sliding door to front of property with a garage door shutter, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

Bathroom

16'3" x 5'7" (4.97m x 1.71m)

UPVC double glazed frosted window, a five piece bathroom suite comprising of: a low level, close coupled WC, bidet, full pedestal wash basin, sunken whirlpool bathtub, corner enclosed electric feed shower cubicle, part tiled elevations, two ceiling light fittings, central heating radiator, coving to ceiling, loft hatch with access to boarded out loft with lighting, wood effect laminate flooring.

Split Level

Landing

4'9" x 2'9" (1.45m x 0.86m)

Ceiling light fitting, dado rail, smoke alarm, bi-folding door to open plan kitchen/diner, further door to storage, stairs to first floor landing, carpeted flooring.

Kitchen/ Dining Room

11'11" x 9'0" by 12'8" x 8'9" (3.65m x 2.75m by 3.87m x 2.68m)

Two uPVC double glazed windows, two Velux skylights, a range of cream/ wood effect gloss wall and base units with contrasting granite worktops, part tiled splashbacks, wood wall paneling, inset stainless steel one and a half sink and drainer with mixer tap, new integrated four ring electric hob with slanted cooker hood, built in fridge freezer and dishwasher, new integrated electric oven and grill in high level unit, breakfast bar with inset sink and mixer tap, space for dining set, ceiling spotlights, ceiling light fitting, two wall light fittings, central heating radiator, coving to ceiling, smoke alarm, composite door to rear garden, tiled flooring.

First Floor

Landing

5'9" x 3'4" (1.76m x 1.02m)

Ceiling light fitting, dado rail, door to lounge, stairs to split level, carpeted flooring.

Lounge

12'9" x 12'7" (3.91m x 3.84m)

UPVC double glazed sliding doors to balcony, uPVC double glazed window, two ceiling light fittings with ceiling roses, central heating radiator, coving to ceiling, television point, carpeted flooring.

Split Level

Landing

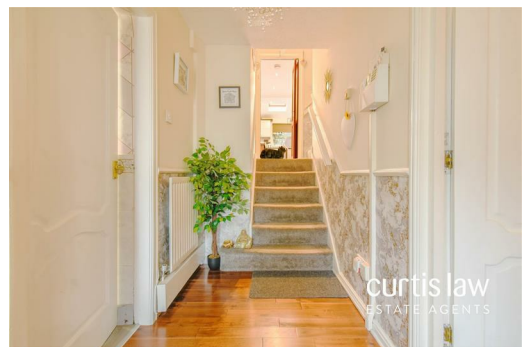
9'1" x 4'10" (2.78m x 1.48m)

UPVC double glazed window, ceiling light fitting, central heating radiator, dado rail, doors to the third bedroom, family bathroom suite and storage cupboard, stairs to second floor, carpeted flooring.

Bedroom Three

8'9" x 6'6" (2.69m x 2.00m)

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



Bathroom

5'10" x 5'7" (1.78m x 1.70m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, vanity wash basin with mixer tap, panel bath with overhead shower, full tiled elevations, ceiling light fitting, chrome central heating towel rail, lino flooring.

Second Floor

Landing

5'9" x 3'4" (1.76m x 1.02m)

Ceiling light fitting, dado rail, door to master bedroom, stairs to split level, carpeted flooring.

Master Bedroom

3.91m x 2.79m

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

Split Level

Landing

5'9" x 5'0" (1.76m x 1.54m)

Ceiling light fitting, dado rail, door to second bedroom, carpeted flooring.

Bedroom Two

12'11" x 8'11" (3.94m x 2.72m)

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

External

Front

Driveway with ample off road parking, gated access to the side and rear.

Side/ Rear

Private garden with flagged patio, stone wall with mature shrubbery, hedging surround.

Agents Notes

Tenure: Freehold

Council Tax Band: B - Blackburn with Darwen

Property Type: End- terrace

Property Construction: Brick with tiled roof

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: BRISK Fibre

Mobile Signal: 5G

Parking: Double driveway

Building Safety: No issues

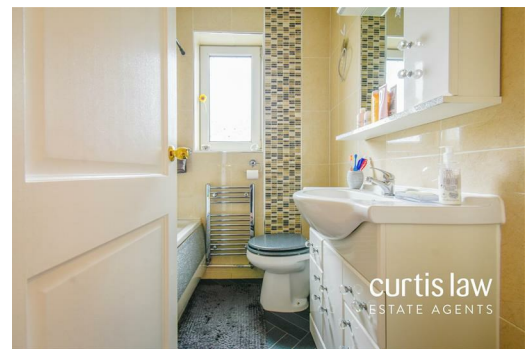
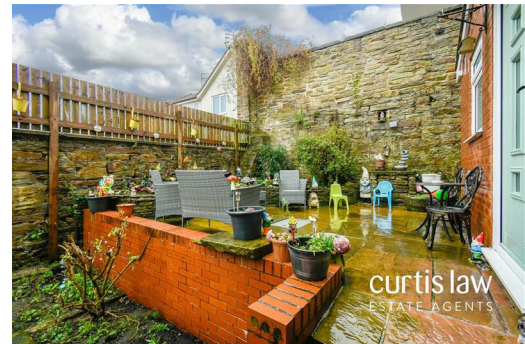
Rights & Restrictions: None that owners are aware of

Flood & Erosion Risks: No

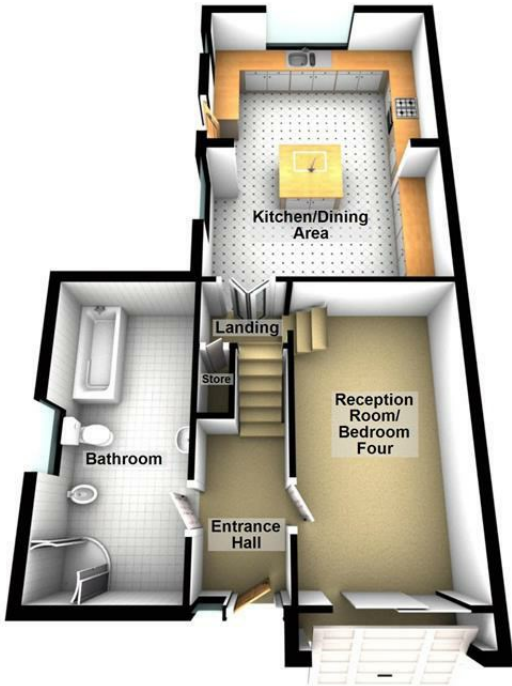
Planning Permissions & Development Proposals: None currently (had an extension done on the side and rear in 2011 by previous owners)

Property Accessibility & Adaptions: No

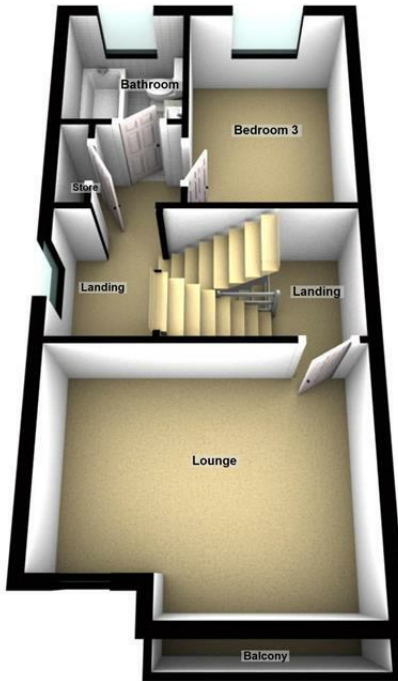
Coalfield & Mining Area: Unknown



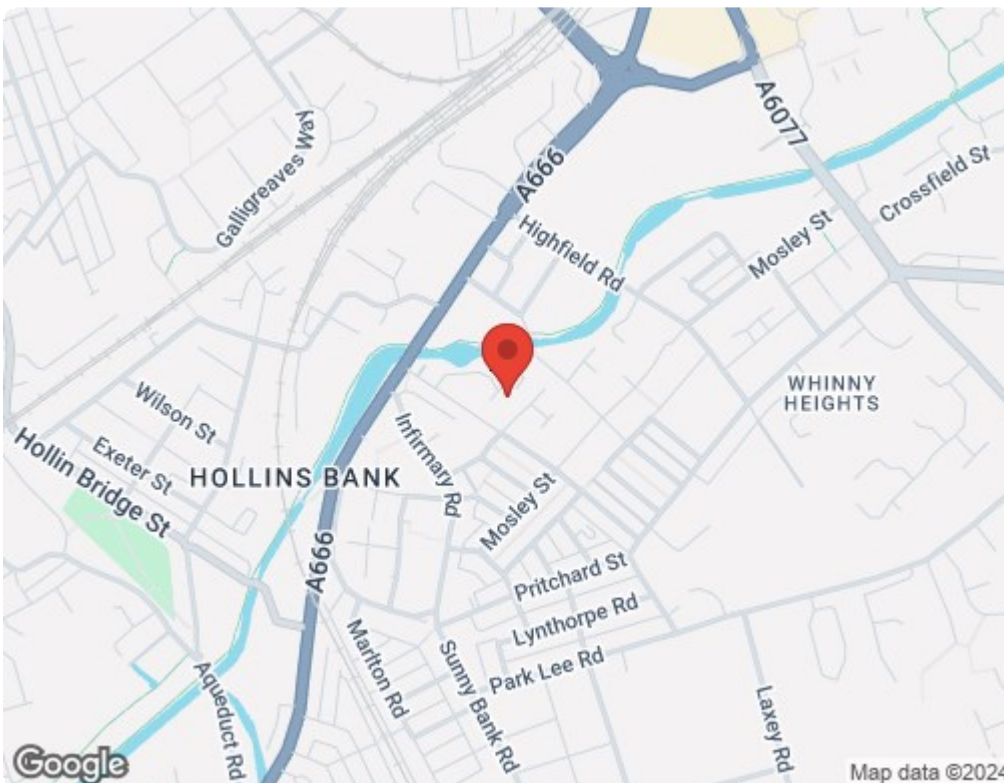
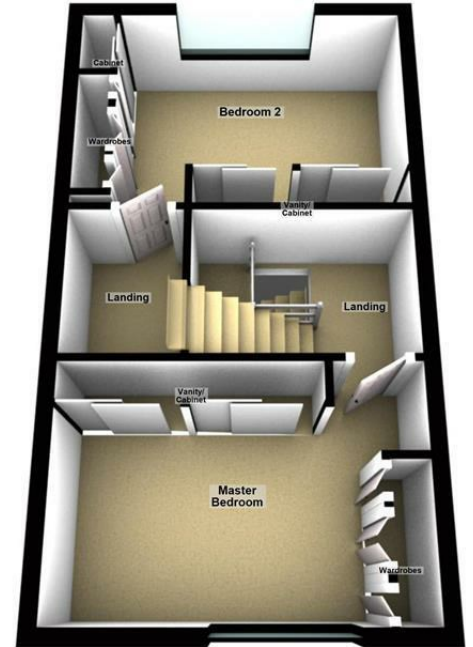
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	67	
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		
EU Directive 2002/91/EC		