



Windsor Road, Blackburn

*** CHARMING THREE BEDROOM SEMI- DETACHED FAMILY HOME ***

Nestled on Windsor Road in Blackburn, this charming three-bedroom semi-detached house is a hidden gem within a sought-after residential estate. Although in need of full modernisation, this property exudes immense potential, making it the perfect canvas for creating a dream family home.

Upon entering, you are greeted by a spacious layout featuring a large lounge, a well-appointed kitchen, and a stunning garden room that adds a touch of elegance to the home. The property boasts two double bedrooms and a single bedroom, providing ample space for a growing family. The spacious wet room adds convenience to everyday living.

Outside, the property offers an extensive driveway and a garden front, while a large tiered garden at the rear provides a tranquil space for relaxation and outdoor activities. Additionally, a detached garage offers parking and storage solutions.

Conveniently located near the M65, this property provides excellent connectivity to nearby towns and cities. The area is well-served by a wide range of local amenities, including convenience stores, charming cafes, highly regarded schools, and doctors' surgeries, ensuring everything you need is close at hand.

- Semi- Detached Home
- Lounge & Garden Room
- Close Proximity to Blackburn Town Centre & Motorway Links
- Leasehold
- Three Bedrooms
- In Need Of Full Modernisation
- Extensive Driveway & Detached Garage To The Rear
- No Chain Delay
- Front & Rear Gardens
- Council Tax Band C

Offers over £149,950

Windsor Road, Blackburn

Ground Floor

Entrance Hall

10'6" x 8'7" (3.22m x 2.64m)

UPVC double glazed Patio doors leading into entrance hall, ceiling light fitting, wall light fitting, central heating radiator, coving to ceiling, dado rail, door to lounge and kitchen, stairs to first floor landing, door to under stair storage, carpeted flooring.

Lounge

19'10" x 12'2" (6.06m x 3.72m)

UPVC double glazed bay window, uPVC double glazed Patio doors to garden room, two ceiling light fittings, central heating radiator, coving to ceiling, feature gas fireplace with sandstone hearth and surround, television point, carpeted flooring.

Kitchen

11'11" x 9'4" (3.65m x 2.87m)

UPVC double glazed window, a range of laminate wall and base units with contrasting worktops, part splashbacks, inset stainless steel sink and drainer with high spout mixer tap, freestanding double electric oven with four ring gas hob and extractor hood, plumbing for washing/ dryer integrated in base unit, wall mounted 'Worcester' combi boiler, ceiling light fitting, laminate flooring.

Hallway

5'6" x 2'8" (1.70m x 0.82m)

Open access from kitchen, space for freestanding fridge freezer with cupboard space above, folding door to porch, hardwood single glazed door with stained glass feature leading to garden room, two single glazed frosted windows, laminate flooring.

Garden Room

13'10" x 9'1" (4.23m x 2.79m)

Two uPVC double glazed windows, uPVC double glazed door to rear garden, uPVC double glazed Patio doors to lounge, two ceiling light fittings, central heating radiator, coving to ceiling, carpeted flooring.

Porch

4'9" x 4'7" (1.47m x 1.41m)

UPVC front door to porch, uPVC double glazed frosted windows, main entry point into property, ceiling light fitting, folding door to hallway, letter box, laminate flooring.

First Floor

Landing

12'11" x 3'0" (3.94m x 0.93m)

UPVC double glazed frosted window, ceiling light fitting with ceiling rose feature, coving to ceiling, dado rail, loft access via hatch, doors to three bedrooms and a wet room, carpeted flooring.

Bedroom One

11'1" x 9'10" (3.40m x 3.00m)

UPVC double glazed window, ceiling light fitting, central heating radiator, built-in wardrobes, scenic views, carpeted flooring.



Bedroom Two

9'0" x 9'0" (2.76m x 2.75m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, built-in wardrobes and vanity, carpeted flooring.

Bedroom Three

9'9" x 6'9" (2.99m x 2.08m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, access to over stair storage, carpeted flooring.

Wet Room

9'8" x 5'6" (2.96m x 1.69m)

Two uPVC double glazed frosted windows, a three piece wet room comprising of: a vanity unit with an inset wash basin, close coupled, dual flush WC, walk-in shower with PVC wall panels, full tiled elevations, ceiling spotlights, central heating towel rail, extractor fan, lino flooring.

External

Front

Garden fronted with mature shrubbery, extensive driveway, access to detached garage, steps leading up to the patio doors which provide access into the entrance hall.

Rear

Extensive, tiered garden with mature shrubbery, ponds, ample space for storage, two gates leading to side of property.

Garage

17'8" x 8'7" (5.40m x 2.62m)

Detached, single garage with up and over door, lighting.

Agents Notes

Tenure: Leasehold - 999 years from 11/12/1963 to 11/12/2962 (938 years remaining) - Charges haven't been requested for 10+ years. It was a nominal fee. For more information, contact our office.

Council Tax Band: C - Hyndburn

Property Type: Semi- detached

Property Construction: Red brick with slate, pitched roof

Water Supply: Mains with water meter

Electricity Supply: Mains

Gas Supply: Mains (smart meter fitted)

Sewerage: Mains

Heating: Gas central heating, combi boiler in kitchen

Broadband: Good

Mobile Signal: Good

Parking: Driveway for multiple vehicles, detached single garage

Building Safety: None known

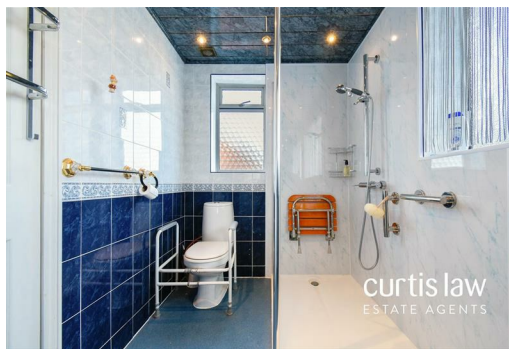
Rights & Restrictions: Unknown

Flood & Erosion Risks: No

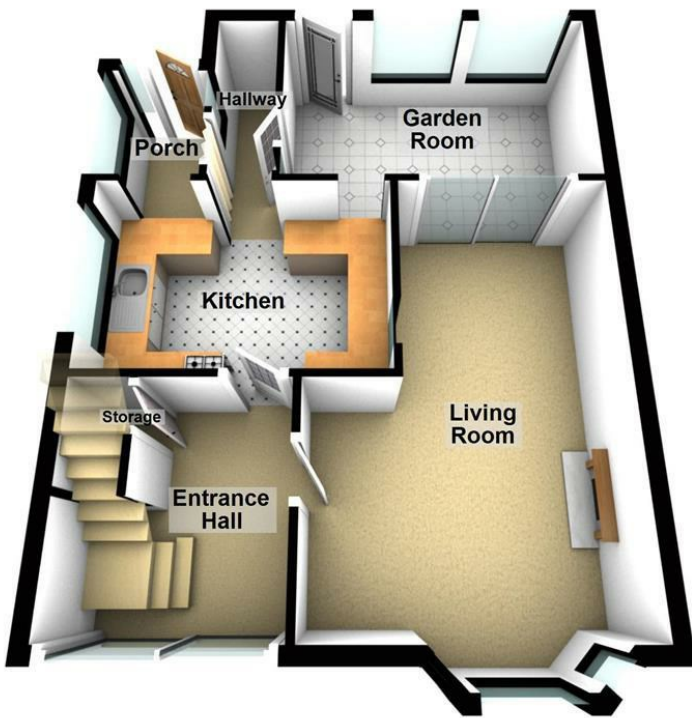
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: Step to entrance door with railing, a fitted stair lift, wall mounted shower seat in wet room.

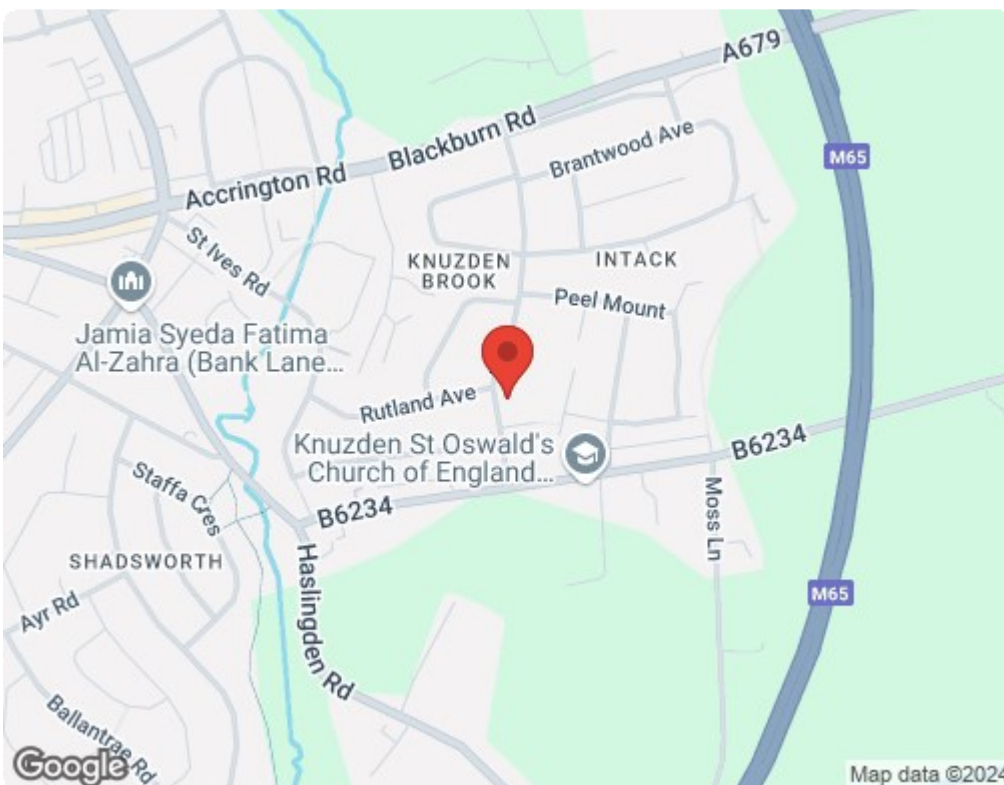
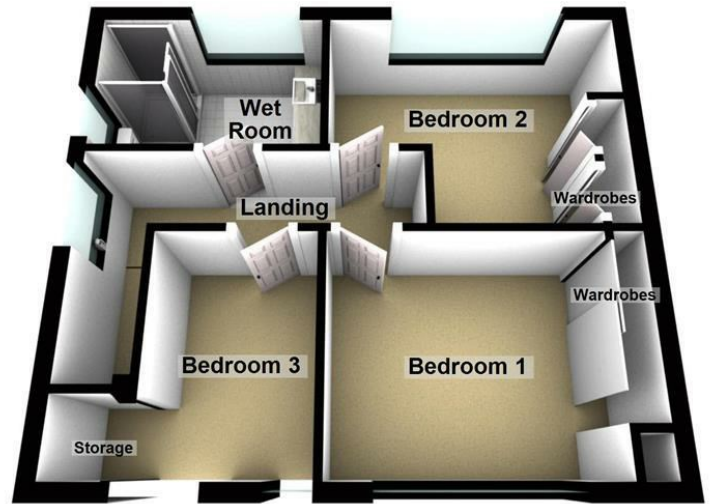
Coalfield & Mining Area: Unknown



Ground Floor



First 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		
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		
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