

curtis law

ESTATE AGENTS



Franklin Road, Blackburn

*** BEAUTIFULLY PRESENTED, MODERN TERRACE IN WITTON AREA ***

Attention first-time buyers – this one's for you! Presenting an impeccably renovated, mid-terrace home nestled in the highly desirable Blackburn area of Witton. Boasting a contemporary design and spacious layout, this stunning property features a charming bay-fronted reception room, a second expansive reception room leading to the modern, upgraded kitchen, and a master double bedroom alongside two comfortable single bedrooms. The stylish, newly renovated bathroom suite adds the perfect finishing touch.

Move-in ready and reflecting the care and attention to detail from its owners, this home is ideal for those seeking a hassle-free transition. The property is complemented by a beautifully maintained front garden, convenient on-street parking, and a generously sized rear garden offering plenty of storage. With all these fantastic qualities, this home is sure to attract attention and won't stay on the market for long – don't miss out!

Boasting a prime location, this property offers effortless access to a wealth of local amenities, including shops, convenience stores, cafes, and the beautiful Witton Country Park, just a stone's throw away, perfect for relaxing nature walks. Established schools like Witton Park High School are within easy reach, and with excellent transport links, including the nearby M65 motorway, this home is perfectly positioned for family living.

For those seeking a stylish, move-in ready home, this elegant three-bedroom mid-terrace on Franklin Road offers the perfect opportunity. Blending modern design with contemporary features, it's ready to welcome you—don't

- Mid- Terrace Home
- Two Spacious Reception Rooms
- Beautifully Presented
- Three Bedrooms
- Renovated Kitchen & Bathroom
- Council Tax Band B
- Ideal First Time Buy
- Close to Witton Country Park
- Freehold

Offers over £140,000

Franklin Road, Blackburn

Ground Floor

Entrance Vestibule

3'8" x 3'4" (1.13m x 1.03m)

Rockdoor leading into entrance vestibule, coving to ceiling, door to hallway, laminate flooring.

Hallway

10'7" x 3'4" (3.23m x 1.03m)

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

Reception Room One

13'7" x 10'5" (4.15m x 3.18m)

UPVC double glazed bay window, ceiling light fitting, two wall light fittings, central heating radiator, coving to ceiling, modern electric fireplace, television point, carpeted flooring.

Reception Room Two

14'3" x 12'11" (4.35m x 3.95m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, television point, Hive central heating control (have app on phone to control temperature also), door to kitchen, bi-folding door to under stair storage, laminate flooring.

Kitchen

8'10" x 7'10" (2.70m x 2.39m)

UPVC double glazed window, composite door to rear, a range of sleek wall and base units with contrasting wood effect worktops, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring hob and extractor hood, space for fridge freezer, plumbing for washing machine, combo boiler housed in wall unit, ceiling light fitting, central heating radiator, vinyl flooring.

First Floor

Landing

9'1" x 4'11" (2.79m x 1.51m)

Ceiling light fitting, doors to three bedrooms and a modern bathroom suite, carpeted flooring.

Bedroom One

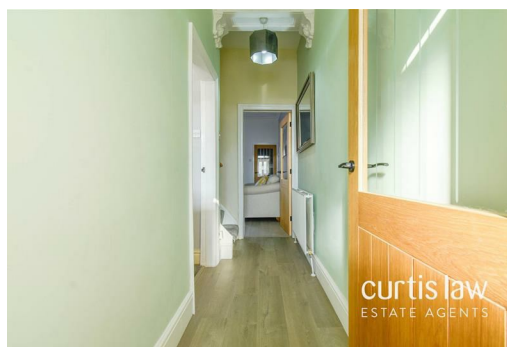
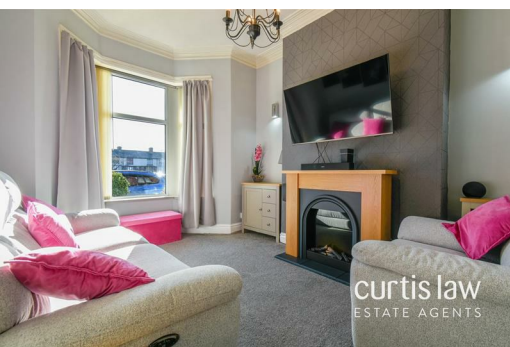
13'0" x 11'5" (3.98m x 3.50m)

Two uPVC double glazed window, ceiling light fitting, central heating radiator, built-in wardrobes, carpeted flooring.

Bedroom Two

10'5" x 7'3" (3.19m x 2.22m)

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



Bedroom Three

8'6" x 6'8" (2.61m x 2.04m)

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

Bathroom

7'0" x 4'8"/6'11" (2.15m x 1.43m/2.13m)

A three piece, renovated bathroom suite comprising of: a low level close coupled WC, full pedestal wash basin with mixer tap, panel bath with direct feed waterfall effect shower, full tiled elevations, ceiling light fitting, vinyl flooring.

External

Front

Garden fronted, gated access, on street parking.

Rear

An enclosed and low maintenance yard with an outhouse and storage unit (2.50mx2.43m), gated access to alleyway.

Agents Notes

New kitchen fitted 2 years ago

New bathroom fitted 3 years ago

Loft boarded

Tenure: Freehold

Council Tax Band: B - Blackburn with Darwen

Property Type: Mid- terrace

Property Construction: Brick

Roof Type: Tiled

Water Supply: Mains - no water meter

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband/ Internet Speed: Virgin - fast

Mobile Signal: Good - 4G/5G

Building Safety: No issues

Restrictions: None

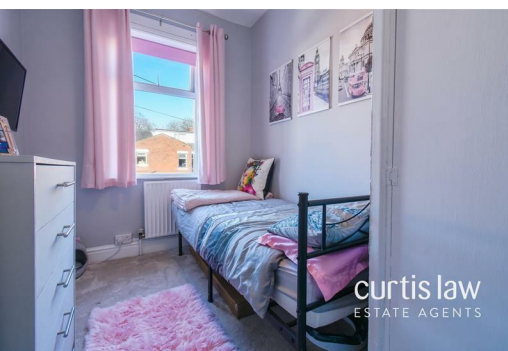
Rights & Easements: None

Flood & Erosion Risks: No

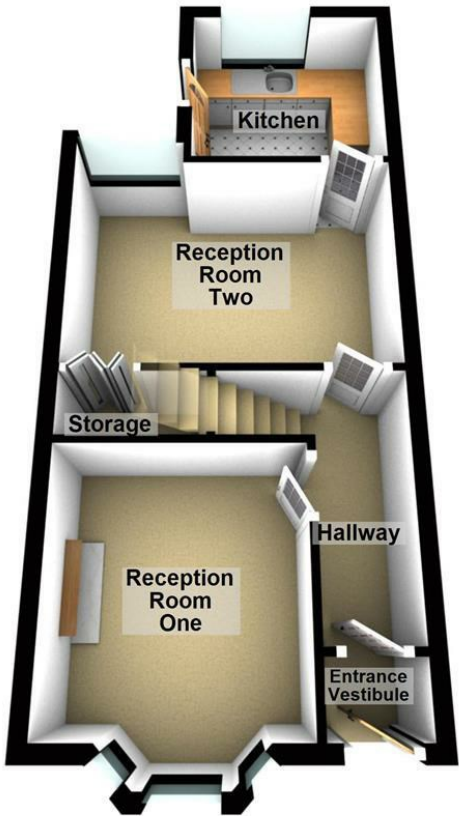
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: None

Coalfield & Mining Area: Not that seller's aware of







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		
EU Directive 2002/91/EC 		
England and 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		
(1-20) G		
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