

curtis law

ESTATE AGENTS



Broomfield Place, Blackburn

Broomfield Place is a true gem, combining comfort, style and a fantastic location. We welcome this beautifully presented end-terraced home to the open market. This charming home boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are greeted by two inviting reception rooms that showcase amazing décor, perfect for both relaxation and entertaining guests. The stylish design and thoughtful layout create a warm and welcoming atmosphere throughout the home.

The property features a modern bathroom, ensuring convenience for all residents. The end-terraced position offers added privacy and a sense of space, making it a delightful retreat from the hustle and bustle of daily life.

Situated close to Griffin Park, this location provides easy access to green spaces for leisurely walks and outdoor activities. The surrounding area is well-connected, offering a range of local amenities, schools, and transport links, making it a practical choice for everyday living.

Do not miss the opportunity to make this stunning property your own.

PLEASE NOTE: ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND ARE TO BE SCHEDULED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS, OR SERVICES, AND THUS CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR SUITABLE FOR THEIR INTENDED PURPOSE.

- Freehold
- Three Bedroom End-Terraced Home
- Council Tax Band A
- Close To Griffin Park
- Close To Well Regarded Schools
- Modern Fitted Kitchen & Shower Room
- Sought After Residential Area
- Tastefully Decorated Throughout
- Two Spacious Reception Rooms

Offers in the region of £149,950

Broomfield Place, Blackburn

Ground Floor

Reception Room One

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, television point, open access to dining room, Karndean flooring.

Reception Room Two

UPVC double glazed French doors, central ceiling light fitting, central heating radiator, space for dining set, open access to kitchen, door to under stairs storage, Karndean flooring.

Kitchen

UPVC double glazed window, a range of matt finish wall and base units with wood effect contrasting worktops, brick effect splash backs, Butler & Rose Farmhouse sink with drainer, integrated Aga Oven with five ring gas hob with extractor hood, space for fridge freezer, integrated dishwasher, space for washing machine, space for dryer, central ceiling light fitting, Karndean flooring.

First Floor

Landing

Central ceiling light fitting, central heating radiator, doors to three bedrooms and a three piece bathroom suite.

Master Bedroom

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

Bedroom Two

UPVC double glazed window, central ceiling light fitting, central heating radiator, door to storage cupboard, wood effect laminate flooring.

Bedroom Three

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

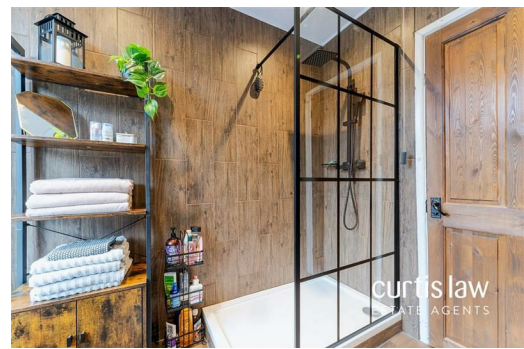
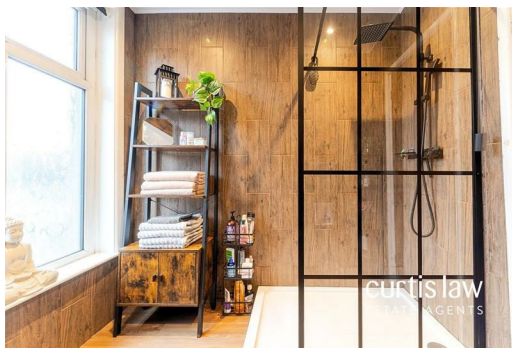
Family Bathroom

UPVC double glazed frosted window, a three piece bathroom suite comprising of; a close coupled dual flush WC, vanity wash basin with matt finish hot and cold taps, double enclosed shower cubicle, wood effect tiled elevations, central ceiling light fitting, central heating towel rail, wood effect laminate flooring.

External

Front

To front garden features a well-maintained low maintenance forecourt with paving flags leading to the front gate, on-street parking.



Rear

Low maintenance yard, artificial laid to lawn grass, leading to the rear gate.

Agents Notes

Tenure: Freehold

Council Tax Band: A

Property Type: End-Terraced

Property Construction: Brick

Water Supply: United Utilities

Electricity Supply: So-Energy

Gas Supply: So-Energy

Sewerage: United Utilities

Heating: Combi-Boiler

Broadband/ Internet Speed: Virgin Media

Mobile Signal: Unknown

Building Safety: Unknown

Restrictions: Unknown

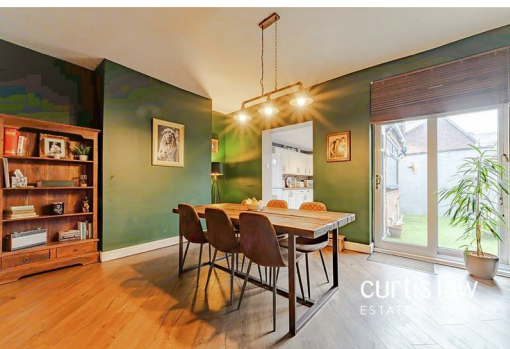
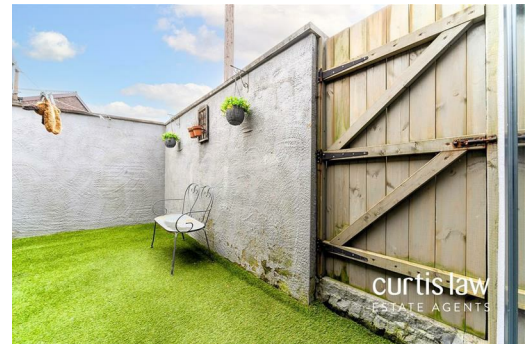
Rights & Easements: Unknown

Flood & Erosion Risks: No Risk

Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Front & Back

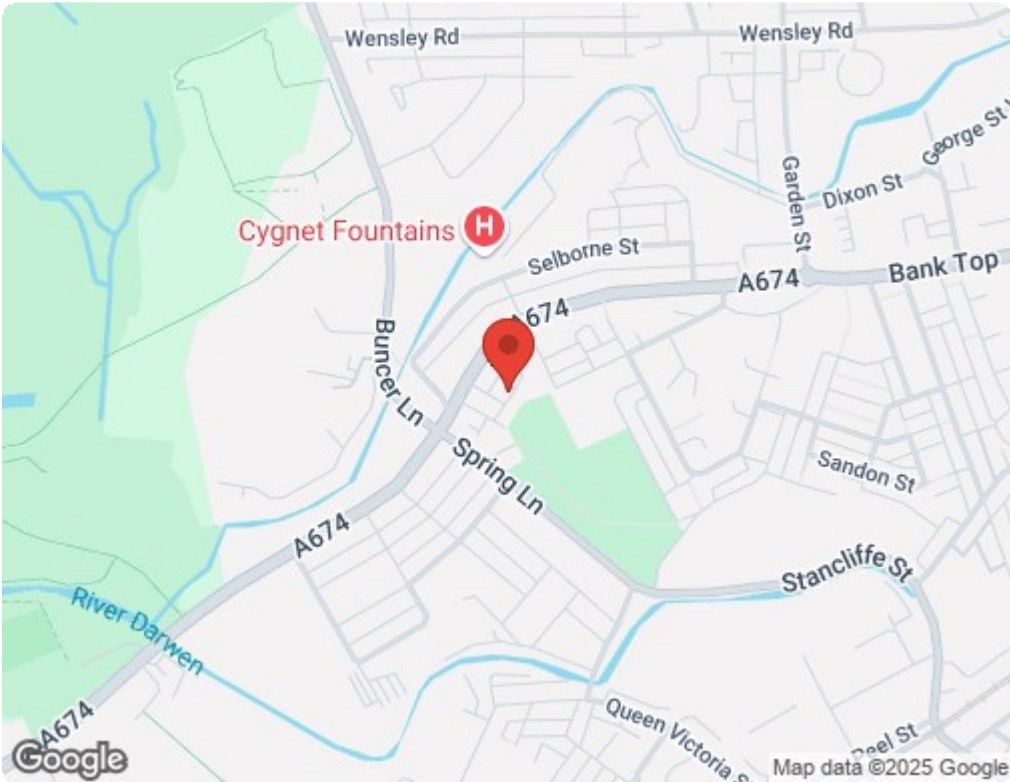
Coalfield & Mining Area: Unknown



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		
	63	75
EU Directive 2002/91/EC		
England & 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		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
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