

curtis law

ESTATE AGENTS



Preston Old Road, Blackburn

*** AVAILABLE TO CASH BUYERS ONLY ***

Situated in the ever so popular area of Cherry Tree on Preston Old Road, this three-bedroom end-terraced home presents an excellent opportunity for first-time buyers or those looking to downsize. The property is ideally situated not far from the picturesque Witton Country Park, offering a perfect blend of urban convenience and natural beauty.

Upon entering, you will find two separate reception rooms that provide ample space for both relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space. The layout of the home is designed to maximise comfort and functionality, making it an inviting place to call your own.

The private rear garden is a delightful feature, offering a tranquil outdoor space where you can unwind after a long day or host gatherings with family and friends. It is an ideal setting for gardening enthusiasts or those simply wishing to enjoy the fresh air.

This property is not only a wonderful home but also a fantastic investment in a sought-after area. With its proximity to local amenities and local primary schools like St Paul's Primary, St Francis Primary and Feniscowles Primary School.

- AVAILABLE FOR CASH BUYERS ONLY
- Ideal First-Time Buy Or Downsize
- Garage & Driveway
- Three Bedroom End-Terrace
- No Chain
- Spacious Living Room & Dining Room
- Close to Witton Country Park
- Private Rear Garden
- Council Tax Band: B

Offers over £129,950

Preston Old Road, Blackburn

Ground Floor

Hallway

5'10" x 14'0" (1.79 x 4.29)

Ceiling light fitting, coving to ceiling, doors to living room, dining room and open access to kitchen, carpeted flooring.

Living Room

12'9" x 16'9" (3.91 x 5.13)

Hardwood double glazed bay window, ceiling light fitting, coving to ceiling, gas fireplace with wooden surround, electric storage heater, carpeted flooring.

Dining Room

11'2" x 13'2" (3.41 x 4.03)

Hardwood double glazed window, ceiling light fitting, gas fireplace set in chimney breast, carpeted flooring.

Kitchen

7'5" x 9'10" (2.27 x 3.00)

Hardwood double glazed window, a range of wall and base units with contrasting worktops, inset sink and drainer with separate hot and cold taps, space for freestanding oven and hob, space for under counter fridge & freezer and washing machine, door to rear-porch, ceiling light fitting, vinyl flooring.

Rear-Porch

5'3" x 4'3" (1.61 x 1.32)

UPVC double glazed window surround, UPVC double glazed door, solid floor.

First Floor

Landing

9'8" x 7'8" (2.97 x 2.36)

Ceiling light fitting, doors to three bedrooms and three piece bathroom, carpeted flooring.

Master Bedroom

14'0" x 13'0" (4.29 x 3.98)

Hardwood double glazed window, ceiling light fitting, electric storage heater, built-in storage cupboard, carpeted flooring.

Bedroom Two

11'5" x 13'3" (3.48 x 4.04)

Hardwood double glazed window, ceiling light fitting, electric storage heater, carpeted flooring.



Bedroom Three

9'11" x 6'0" (3.03 x 1.84)

Hardwood double glazed window, ceiling light fitting, vinyl flooring.

Bathroom

7'5" x 7'5" (2.27 x 2.28)

Hardwood double glazed frosted window, a three piece bathroom suite comprising of; a low level, close coupled WC, full pedestal wash basin, panel bath electric showerhead attachment, part-tiled elevations, ceiling light fitting, carpeted flooring.

Front

Front garden with access to garage and driveway, mature shrubs.

Rear

A well maintained enclosed private garden with space for entertaining, shed to back of garden, laid-to-lawn areas and mature shrubs and trees.

Agents Notes

Tenure: Freehold

Council Tax Band: B - Blackburn with Darwen

Property Type: End - Terrace

Property Construction: Stone-Fronted

Water Supply: Mains - United Utilities

Electricity Supply: Mains - So Energy

Gas Supply: So Energy

Sewerage: Mains - United Utilities

Heating: Electric Storage Heaters

Broadband: No

Mobile Signal: Good - 4G

Parking: Off-street parking & garage

Building Safety: None

Rights & Restrictions: No

Flood & Erosion Risks: No

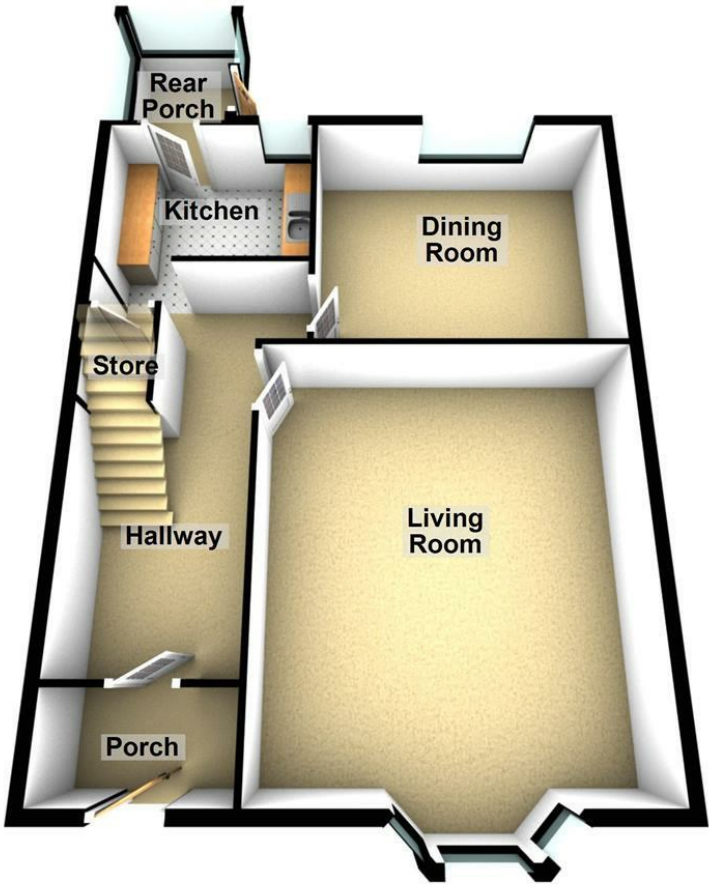
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: No

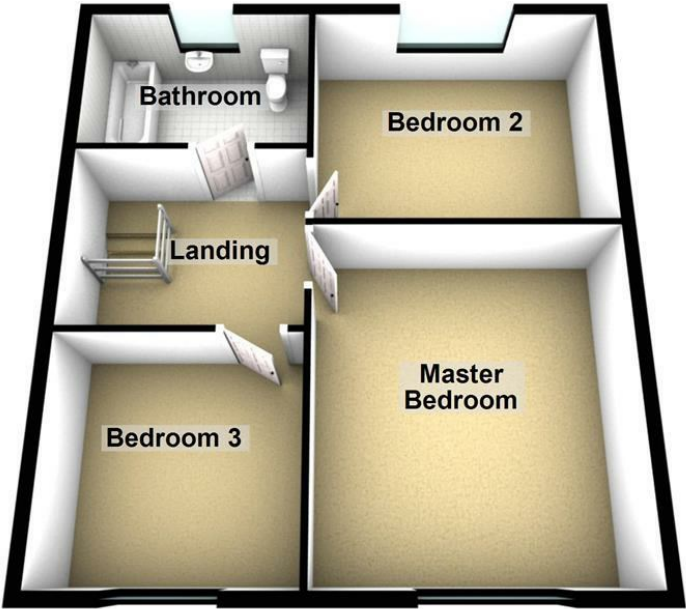
Coalfield & Mining Area: No





Ground Floor



First Floor



| Energy Efficiency Rating | | |
|-----------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 75 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 23 | |
| (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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC  |