

curtis law

ESTATE AGENTS



Preston New Road, Blackburn

Nestled on Preston New Road in Blackburn, this impressive mid-terraced house offers a generous living space of 2,971 square feet, making it an ideal choice for families seeking to upsize. With five well-proportioned bedrooms, this property provides ample room for both relaxation and privacy.

The heart of the home features two large reception rooms, perfect for entertaining guests or enjoying family time. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a vibrant dining area. The property also boasts a four-piece family bathroom, designed for comfort and convenience.

Throughout the house, you will find plenty of space, allowing for a seamless flow between rooms and creating an inviting atmosphere. This mid-terraced home is not only spacious but also offers the potential for personalisation, making it a blank canvas for your creative touch.

Situated in a desirable location, this property is well-connected to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Whether you are looking to expand your living space or simply seeking a new family home, this property on Preston New Road is a fantastic opportunity that should not be missed.

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

- Stunning Character Property
- No Chain Delay
- Two Reception Rooms Plus Kitchen/Diner
- Five Bedroom Mid-Terrace
- On-Street Parking
- Close To Local Amenities
- Council Tax Band: B
- Ideal Corporation Location
- Tenure: Freehold

Offers in the region of £375,000

Preston New Road, Blackburn

Basement

Cellar Hallway

7'3" x 24'6" (2.21 x 7.47)

Ceiling light fitting, access to both cellar rooms and storage room, carpeted flooring.

Cellar Room One

13'0" x 18'3" (3.97 x 5.58)

Small single glazed window, ceiling light fitting, open access to cellar room two, carpeted flooring.

Cellar Room Two

9'7" x 15'11" (2.93 x 4.86)

Ceiling light fitting, door to rear garden, single glazed window, carpeted flooring.

Cellar Storage Room

3'0" x 12'2" (0.93 x 3.71)

Ceiling light fitting, carpeted flooring.

Ground Floor

Entrance Vestibule

3'10" x 4'1" (1.17 x 1.26)

Hardwood entrance door, frosted door to hallway, tiled flooring.

Hallway

3'10" x 21'8" (1.17 x 6.61)

Central heating radiator, ceiling light fitting, stairs to first floor, doors to living room, dining room, cellar and inner hallway and kitchen, carpeted flooring.

Living Room

13'8" x 15'11" (4.19 x 4.87)

UPVC double glazed bay window, central heating radiator, ceiling light fitting, two wall lights, feature fireplace with surround and hearth, television point, carpeted flooring.

Dining Room

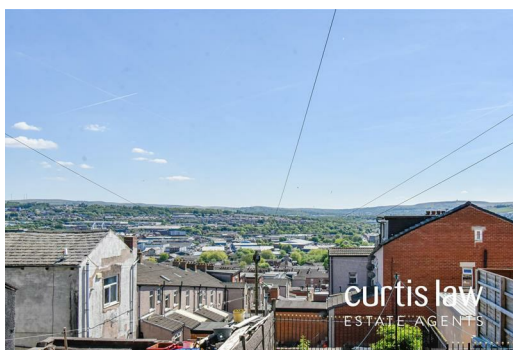
10'7" x 17'7" (3.24 x 5.37)

UPVC double glazed bay window, central heating radiator, fireplace inset chimney breast, two wall lights, ceiling light fitting, carpeted flooring.

Kitchen

9'2" x 15'0" (2.81 x 4.59)

UPVC double glazed bay window, UPVC double glazed rear door, ceiling spotlights, a range of wall and base units with contrasting worktops, stainless steel with drainer and high spout mixer tap, inset double oven and integrated appliances, four ring gas hob with extractor hood, underfloor heating, tiled flooring.



First Floor

Landing

6'10" x 22'3" (2.10 x 6.79)

Ceiling light fitting, doors to three bedrooms and bathroom, stairs to second floor, carpeted flooring.

Bathroom

9'2" x 14'11" (2.80 x 4.57)

UPVC double glazed frosted window, central heating radiator, ceiling light fitting, panel corner bath with shower attachment, full pedestal sink with traditional taps, close coupled dual flush WC, shower cubicle with showerhead attachment and glass screen, built-in storage cupboards, underfloor heating, tiled flooring.

Master Bedroom

11'3" x 15'9" (3.43 x 4.82)

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

Bedroom Two

10'7" x 14'6" (3.25 x 4.43)

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

Bedroom Three

4'10" x 9'11" (1.49 x 3.03)

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

Second Floor

Landing

6'10" x 10'8" (2.09 x 3.26)

Velux window and doors to two bedrooms, ceiling light fitting, storage, carpeted flooring.

Bedroom Four

18'0" x 15'2" (5.49 x 4.63)

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

Bedroom Five

10'7" x 11'6" (3.25 x 3.51)

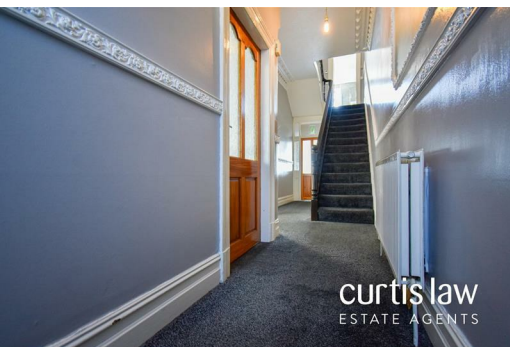
UPVC double glazed window, central heating radiator, ceiling light fitting, small door to eaves storage, carpeted flooring.

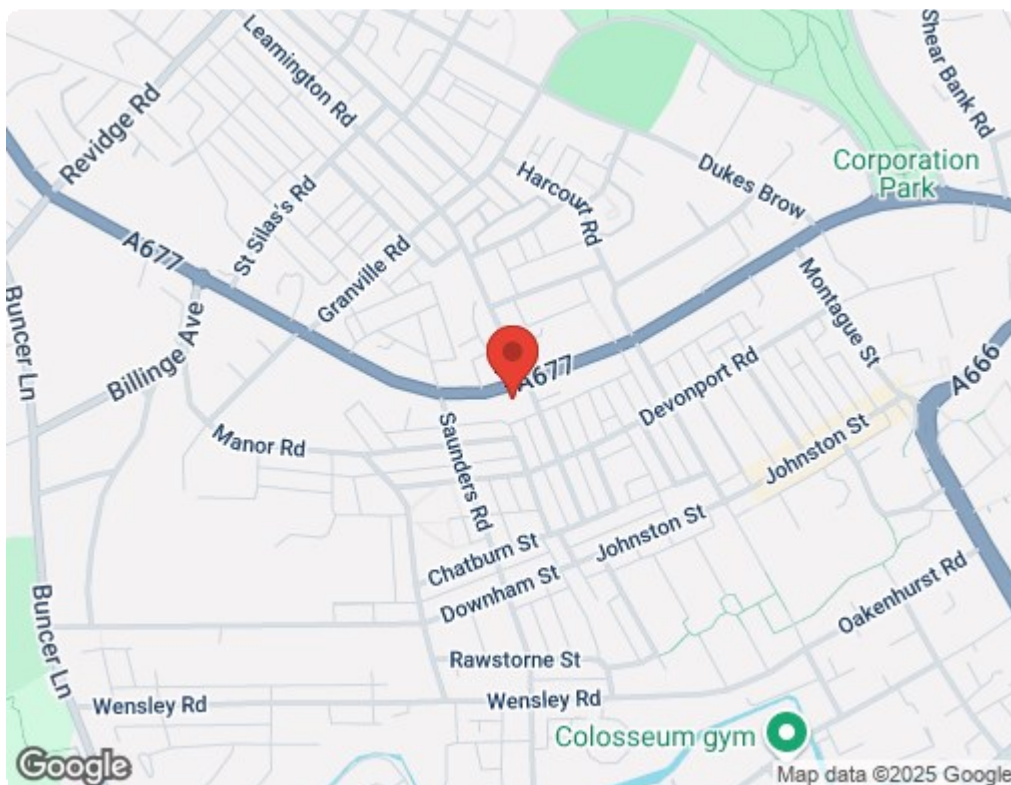
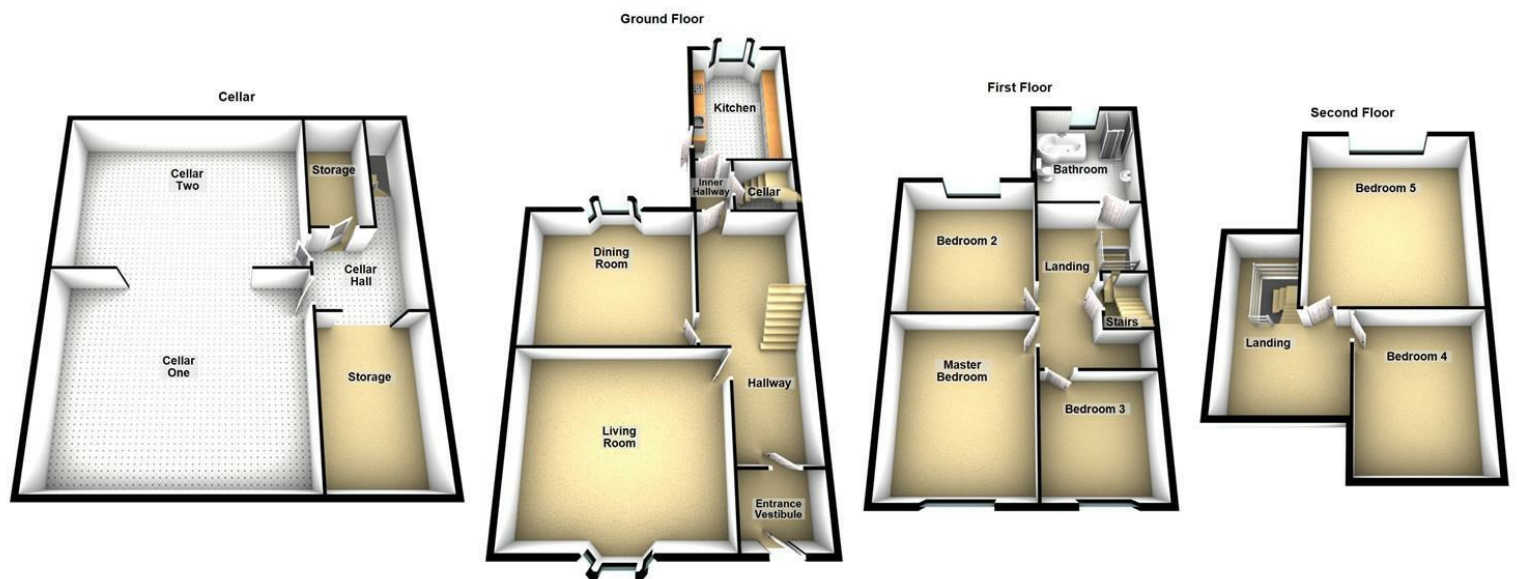
Front

Gated access with steps leading up to the property, small forecourt.

Rear

Enclosed yard with gated access to rear alleyway.





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		
	39	
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		
England & Wales		