

# curtis law

## ESTATE AGENTS



### London Road, Blackburn

Nestled on London Road in Blackburn, this charming six-bedroom mid-terraced home offers an ideal setting for families seeking space and comfort. Spanning an impressive 2,088 square feet, this property boasts two well-proportioned reception rooms, perfect for both entertaining guests and enjoying family time.

Built in 1900, the house retains a sense of character while providing ample room for modern living. The six bedrooms provide flexibility for family members, guests, or even a home office, making it a perfect choice for those looking to upsize. The single bathroom is conveniently located, catering to the needs of a busy household.

One of the standout features of this property is the absence of any chain delay, allowing for a smooth and swift transition into your new home. This is particularly advantageous for those eager to settle in without the usual waiting periods associated with property transactions.

Given its generous size and family-friendly layout, early viewing is highly advised to fully appreciate the potential this home has to offer. Whether you are looking to establish roots in Blackburn or seeking a spacious residence for your growing family, this property presents an excellent opportunity. Don't miss your chance to make this delightful house your new home.

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

**Offers in the region of £274,950**



# London Road, Blackburn

## Basement

### Cellar Hallway

29'2" x 5'11" (8.90 x 1.81)

Base units with contrasting worktops, ceiling light fitting, full pedestal wash basin with traditional taps, open access to both cellar rooms.

### Cellar One

13'3" x 13'1" (4.05 x 4.01)

Single glazed window, ceiling light fitting, fireplace with surround, open access to cellar room two, concrete flooring.

### Cellar Two

14'3" x 11'7" (4.35 x 3.54)

Ceiling light fitting, open access to cellar hallway, concrete flooring.

## Ground Floor

### Entrance Vestibule

4'11" x 5'10" (1.52 x 1.78)

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

### Hallway

5'0" x 20'9" (1.53 x 6.33)

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

### Living Room

13'9" x 14'6" (4.21 x 4.42)

UPVC double glazed window, central heating radiator, ceiling light fitting, feature coving to ceiling, gas fireplace, television point, carpeted flooring.

### Dining Room

12'8" x 14'8" (3.87 x 4.48)

UPVC double glazed window, central heating radiator, feature coving to ceiling, fireplace with surround and hearth, ceiling light fitting, carpeted flooring.

### Inner Hallway

13'3" x 9'0" (4.04 x 2.75)

UPVC double glazed rear door, door to kitchen/diner and door to hallway.

### Diner

11'5" x 10'1" (3.49 x 3.08)

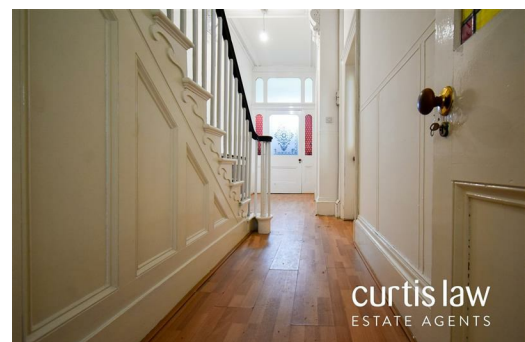
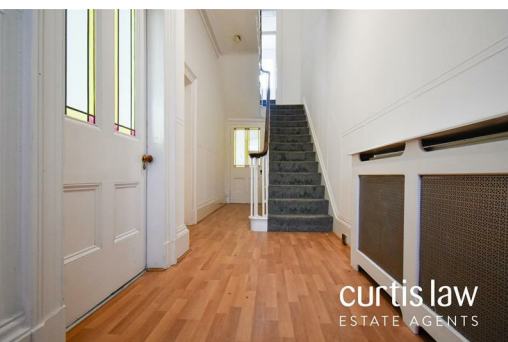
UPVC double glazed window, open access to kitchen, door to inner hallway, ceiling light fitting, carpeted flooring.

### Kitchen

11'5" x 14'0" (3.48 x 4.29)

UPVC double glazed window, feature ceiling light fittings, a range of wall and base units with granite effect worktops, stainless steel sink with drainer and high spout mixer tap, freestanding oven with four ring hob, space for washing machine, tiled flooring.

## First Floor



### Landing

3'3" x 18'4" (1.00 x 5.59)

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

### Bathroom

7'1" x 5'11" (2.18 x 1.82)

UPVC double glazed frosted window, central heating towel rail, ceiling light fitting, close coupled dual flush WC, full pedestal wash basin with waterfall tap and splashback, corner shower cubicle with showerhead attachment, vinyl flooring.

### Master Bedroom

13'7" x 10'4" (4.15 x 3.17)

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

### Bedroom Two

14'8" x 10'1" (4.48 x 3.09)

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

### Bedroom Three

10'9" x 6'6" (3.29 x 1.99)

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

### Second Floor

#### Landing

12'7" x 6'5" (3.85 x 1.97)

Velux window and doors to three bedrooms, ceiling light fitting, door to eaves storage, carpeted flooring.

#### Bedroom Four

10'1" x 7'11" (3.08 x 2.42)

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

#### Bedroom Five

13'8" x 9'11" (4.18 x 3.04)

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

#### Bedroom Six

9'2" x 11'4" (2.81 x 3.47)

Velux window, central heating radiator, ceiling light fitting, door to eaves storage, carpeted flooring.

### External

#### Front

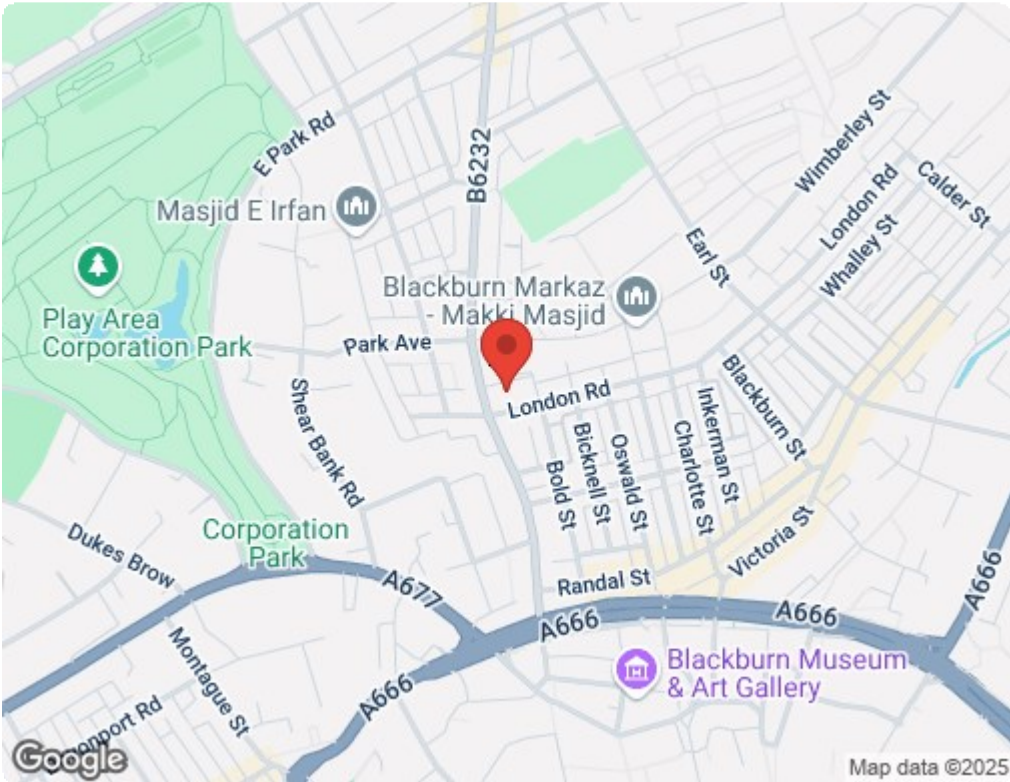
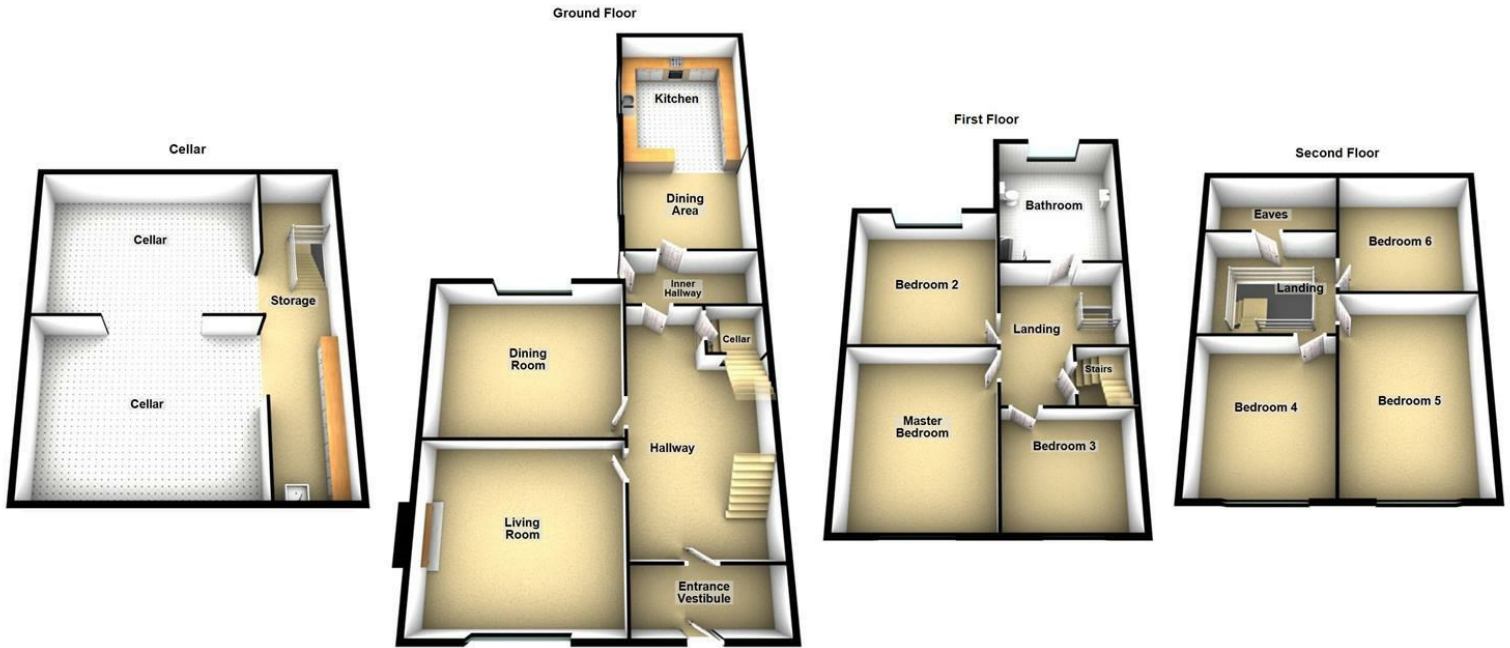
Laid-to-lawn area, mature shrubs and trees, steps leading up to the front door, gated access.

#### Rear

Enclosed yard with gated access to rear alleyway and outhouse for extra storage.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		74
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		