

curtis law

ESTATE AGENTS



Rothesay Road, Blackburn

Nestled on Rothesay Road in Blackburn, this charming three-bedroom end quasi-semi house presents an ideal opportunity for families seeking a comfortable and spacious home. Built in 1955, the property boasts a generous living area of 893 square feet, providing ample room for both relaxation and entertaining.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for family gatherings or quiet evenings. The three well-proportioned bedrooms offer a peaceful retreat, ensuring everyone has their own space. The bathroom is conveniently located, catering to the needs of a busy household.

One of the standout features of this property is the extremely large rear garden, which is perfect for children to play in or for hosting summer barbecues. The garden offers a wonderful outdoor space that can be transformed into your personal oasis, ideal for gardening enthusiasts or those who simply enjoy the fresh air.

The location is particularly advantageous, being close to the picturesque Knuzden Brook river, which provides a lovely backdrop for leisurely walks. Additionally, the property is conveniently situated near the Royal Blackburn Hospital, making it an excellent choice for healthcare professionals or those who value proximity to essential services.

This home is not just a property; it is a place where memories can be made. With its blend of space, comfort, and a prime location, this house is truly a must-see for anyone looking to settle in Blackburn.

- Three Bedroom End Quasi Semi
- Recently Renovated Throughout
- Close To Royal Blackburn Hospital
- Council Tax Band: A
- Extremely Spacious Rear Garden
- Newly Fitted Kitchen & Integrated Appliances
- No Chain Delay
- Ideal First Family Home
- Tenure: Freehold

Offers in the region of £170,000

Ground Floor

Hallway

10'9" x 5'10" (3.30 x 1.80)

Composite front door, UPVC double glazed frosted window, ceiling light fitting, central heating radiator, stairs to first floor, vinyl flooring.

Kitchen/Diner

17'10" x 7'3" (5.45 x 2.22)

UPVC double glazed windows x2, UPVC door to side, a range of grey gloss wall and base units with marble effect worktops, stainless steel sink with drainer and high spout mixer tap, integrated electric oven and four ring gas hob with extractor hood, integrated fridge freezer, washing machine and dishwasher, breakfast bar, ceiling spotlights, central heating radiator, vinyl flooring.

Living Room

17'10" x 13'7" (5.45 x 4.15)

UPVC double glazed windows x3, central heating radiator, ceiling light fitting, door to kitchen/diner, fireplace with surround and hearth, television point, laminate flooring.

First Floor

Landing

5'8" x 5'8" (1.73 x 1.74)

UPVC double glazed window, ceiling light fitting, doors to three bedrooms, bathroom and separate WC, carpeted flooring.

Master Bedroom

10'2" x 12'0" (3.11 x 3.66)

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

Bedroom Two

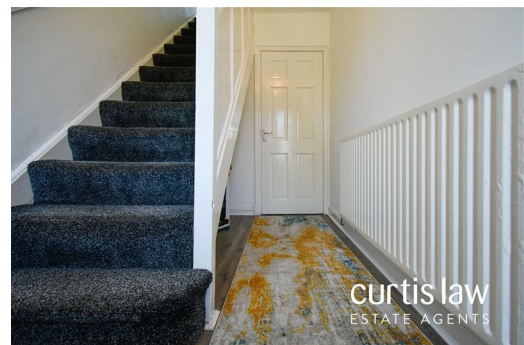
10'7" x 11'9" (3.25 x 3.60)

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

Bedroom Three

7'6" x 8'2" (2.29 x 2.49)

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



Bathroom

6'11" x 5'6" (2.12 x 1.68)

UPVC double glazed frosted window, a two-piece bathroom suite comprising of; vanity wash basin with storage, panel bath with showerhead fitting, glass shower screen, full-tiled elevations, ceiling light fitting, extractor fan, vinyl flooring.

WC

4'10" x 2'7" (1.49 x 0.79)

UPVC double glazed window, ceiling light fitting, dual flush close coupled WC, vinyl flooring.

External

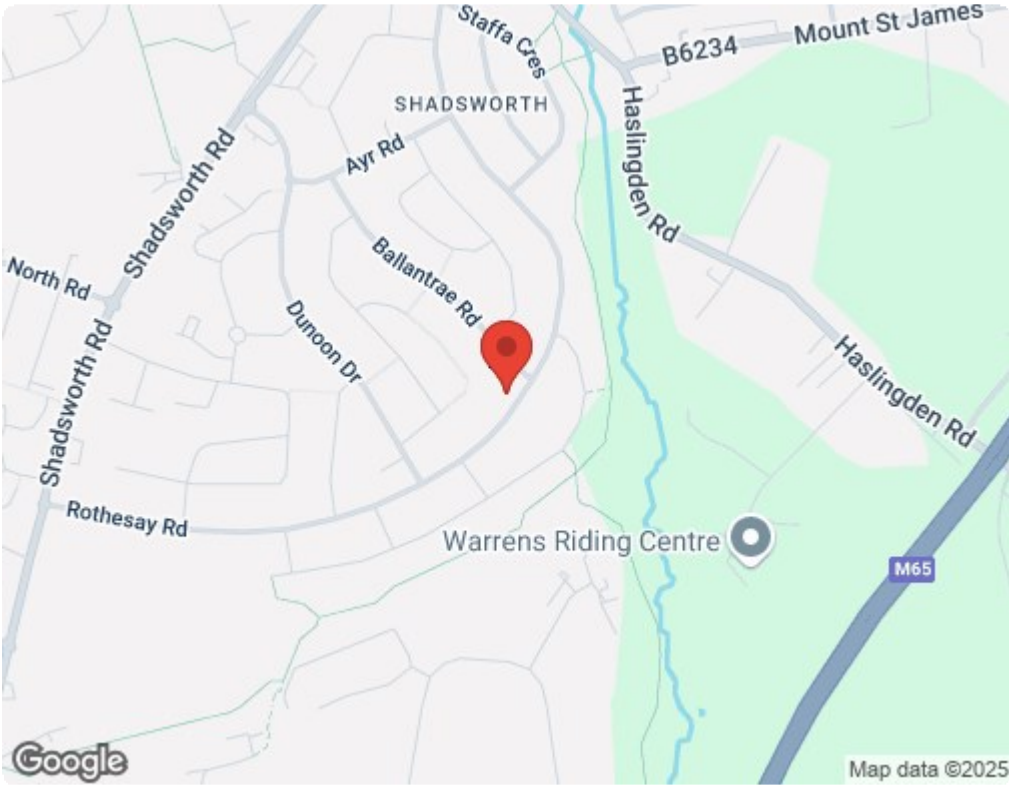
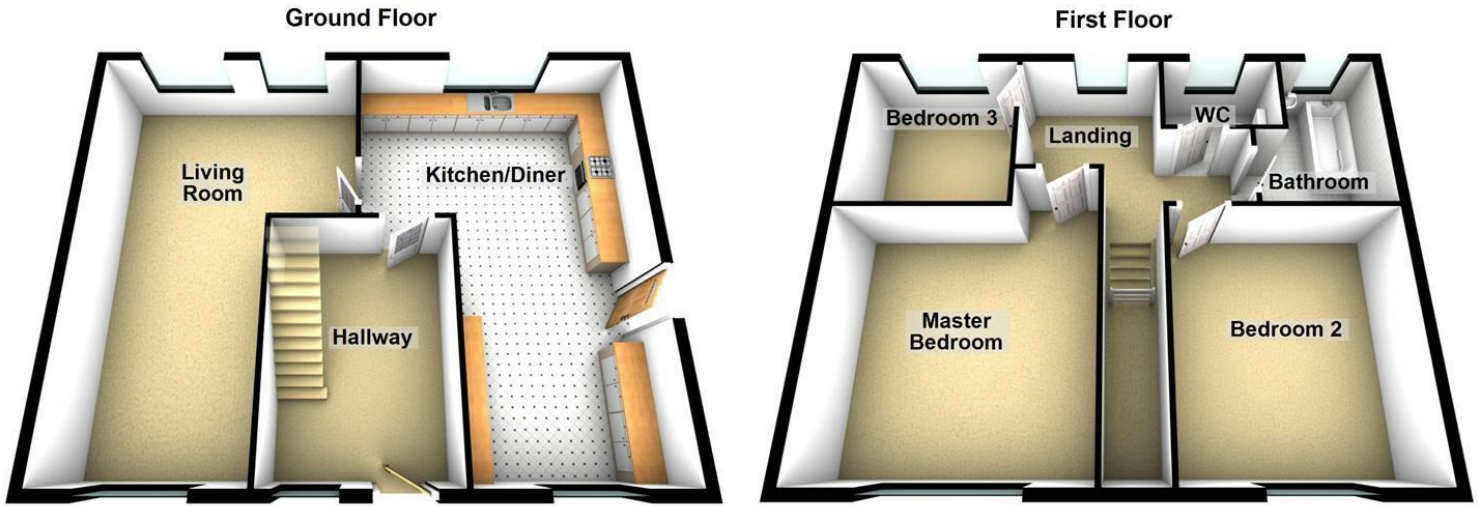
Front

Laid-to-lawn area with path leading to front door, mature shrubs and trees with access to side garden leading to rear garden.

Rear

Laid-to-lawn areas with mature shrubs and trees, purpose-built storage shed with window surround, paving flags for patio area, access to the side of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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England & Wales		EU Directive 2002/91/EC