

curtis law

ESTATE AGENTS



Whalley New Road, Blackburn

Nestled on Whalley New Road in Blackburn, this charming mid-terraced house offers a delightful blend of comfort and convenience. With a well-thought-out layout spanning three floors, the property boasts three spacious bedrooms, complemented by an attic room that includes an en-suite, providing ample space for family living or guests.

The heart of the home is the open-plan kitchen and dining area, perfect for entertaining or enjoying family meals. This inviting space is designed to foster a warm and welcoming atmosphere, making it ideal for both everyday living and special occasions.

The property features two reception rooms, allowing for versatile use of space. Whether you envision a cosy lounge for relaxation or a formal sitting area for entertaining, the options are plentiful.

Location is key, and this home does not disappoint. It benefits from excellent bus routes and convenient motorway links, ensuring easy access to Blackburn and beyond. Additionally, the nearby Ramsgreave and Wilpshire Train Station offers further transport options, making commuting a breeze.

This property is a true gem, and viewing is essential to fully appreciate its charm and potential. Whether you are a first-time buyer or looking for a family home, this residence is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.

- Mid-Terraced Family Home
- Three Bedrooms Plus Attic Room
- Two Spacious Reception Rooms
- Modern Bathroom Suite
- Popular Location
- Set Over Three Floors
- On Street Parking
- Council Tax Band: A
- Tenure: Leasehold

Offers over £199,950

Ground Floor

Entrance Vestibule

4'5" x 3'5" (1.36m x 1.06m)

UPVC entrance door to vestibule, access to hallway, carpeted flooring.

Hallway

11'1" x 3'5" (3.38m x 1.05m)

Ceiling light fitting, central heating radiator, two oak doors with glass paneling leading into reception room one and reception room two, stairs to first floor, carpeted flooring.

Living Room

12'10" x 11'7" (3.92m x 3.54m)

UPVC double glazed bay window, ceiling light fitting, ceiling spotlights, central heating radiator, wall mounted feature fireplace, open access to reception room two, tiled flooring.

Dining Room

13'6" x 12'2" (4.14m x 3.72m)

Ceiling light fitting, ceiling spotlights, central heating radiator, television point, open access to reception room one and kitchen/ diner, tiled flooring.

Open Pan Kitchen/Diner

14'11" x 9'6" (4.57m x 2.91m)

UPVC double glazed Patio doors to rear, a range of matte grey wall and base units with contrasting worktops, inset sink and drainer, fully fitted double oven in high rise unit, integrated four ring gas hob and extractor hob, integrated fridge freezer, plumbing for washing machine, kitchen island with space for multiple stools, space for dining set, ceiling spotlights, central heating radiator, open access to reception room two, door to WC, tiled flooring.

WC

6'2" x 5'1" (1.89m x 1.56m)

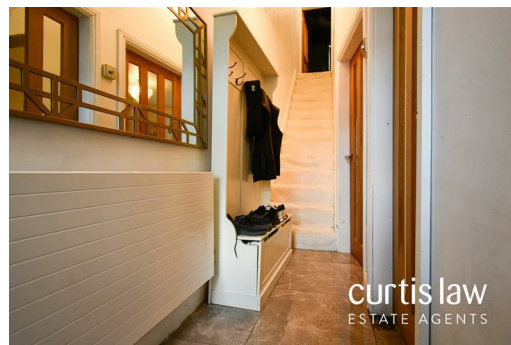
UPVC double glazed frosted window, a two piece WC comprising of: a low level dual flush WC, corner full pedestal wash basin, combi boiler, full tiled elevations, ceiling light fitting, central heating radiator, tiled flooring.

First Floor

Landing

13'10" x 5'2" (4.22m x 1.59m)

Ceiling light fitting, doors to three double bedrooms and a modern bathroom suite, stairs to loft room, carpeted flooring.



Master Bedroom

15'7" x 12'11" (4.76m x 3.96m)

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

Bedroom Two

9'9" x 8'5" (2.98m x 2.58m)

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

Bedroom Three

10'0" x 6'9" (3.06m x 2.07m)

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

Bathroom

9'8" x 4'9" (2.97m x 1.47m)

A modern three piece bathroom suite comprising of: a dual flush WC, vanity wash basin, panel bath with mixer taps and mains feed showerhead, full tiled elevations, ceiling spotlights, central heating towel rail, tiled flooring.

Attic

Landing

UPVC double glazed window, ceiling light fitting, door to loft room, carpeted flooring.

Loft Room

25'10" x 10'10" (7.88m x 3.31m)

UPVC double glazed window, Velux skylight, ceiling spotlights, central heating radiator, access to en-suite, carpeted flooring.

En-Suite

6'3" x 4'7" (1.92m x 1.40m)

Velux skylight, a modern three piece shower room comprising of: a low level dual flush WC, wall mounted pedestal wash basin, walk-in mains feeds waterfall effect shower, full tiled elevations, ceiling spotlights, tiled flooring.

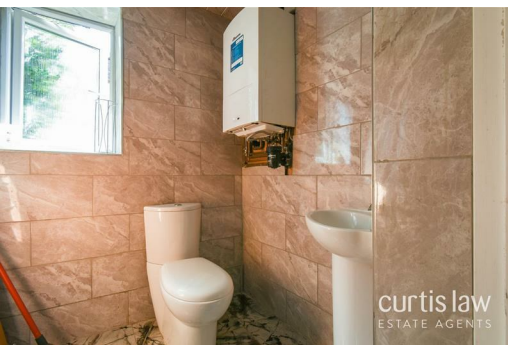
External

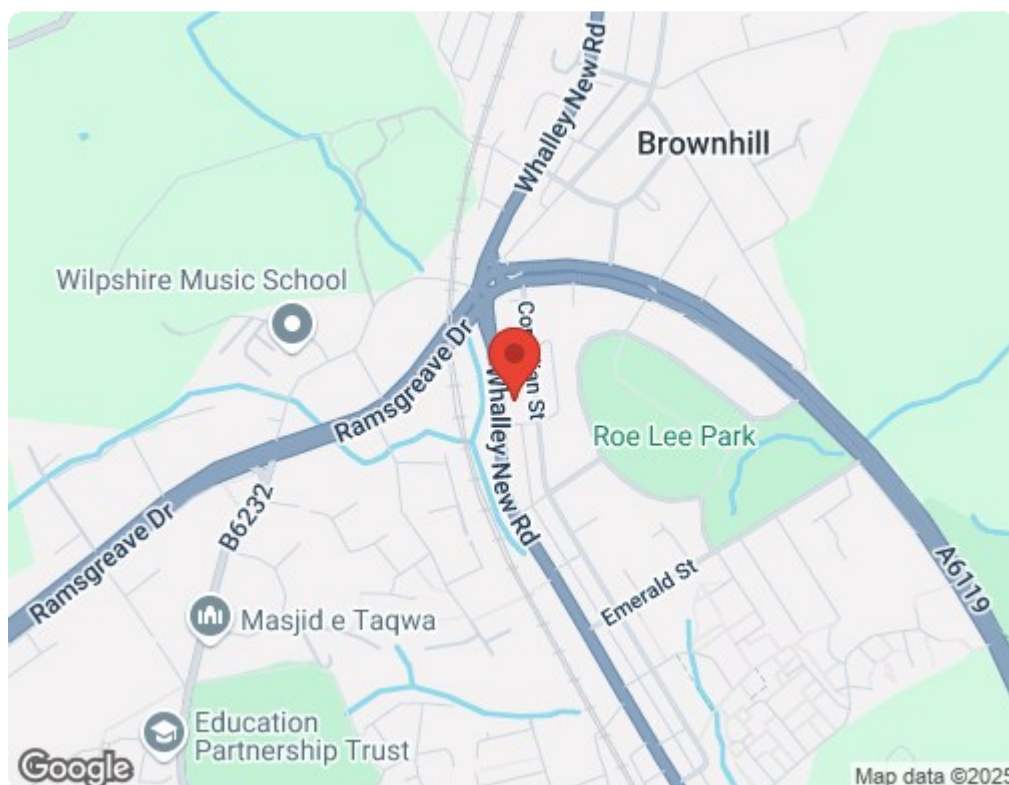
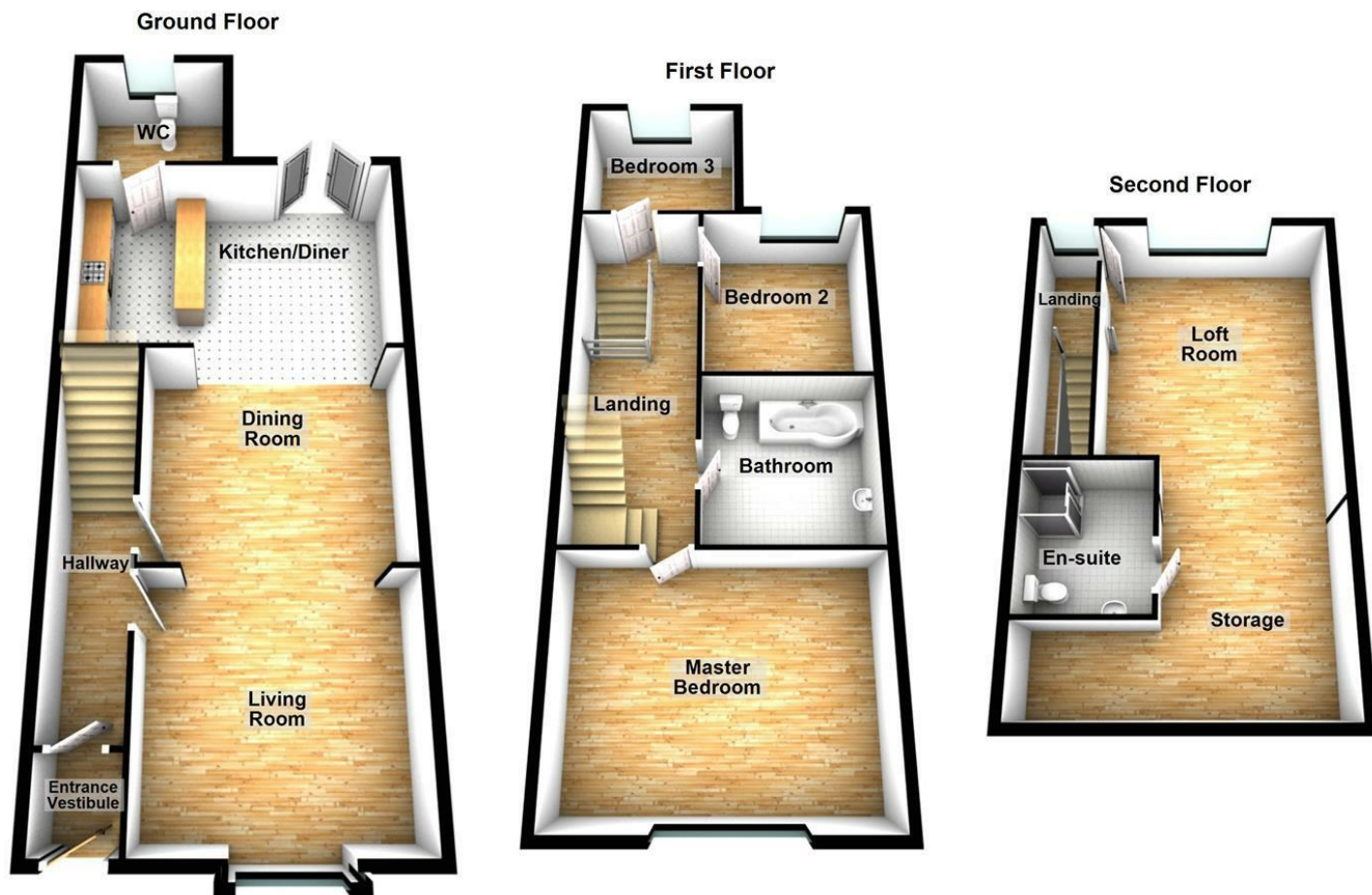
Front

Flagged courtyard with pathway leading to front door, on street parking.

Rear

Enclosed low maintenance yard.





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		
	61	71
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		