



1 Cherry Tree Terrace, Blackburn

£145,000 Freehold

Modern two bedroom d end-terrace house in tranquil Cherry Tree Location. Neutral decor, two reception rooms, modern kitchen with Neff appliances. Front garden with patio, private rear garden. Close to transport links, schools, shops and park. An ideal first home. Viewing recommended!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Situated in a peaceful, tucked away position, this delightful 2 bedroom end-terraced house is the epitome of modern living. As you enter the property, you are greeted by a neutral decor throughout, creating a warm and inviting atmosphere. The accommodation comprises two reception rooms, offering versatile living spaces for both relaxation and entertainment. The modern kitchen, with a stylish cream gloss finish, is well-equipped, boasting ample storage, integral Neff appliances and worktop space.

Ascending to the first floor, you will find two generously sized double bedrooms, each offering a comfortable retreat at the end of the day. The three-piece bathroom suite completes the layout. Outside, the property benefits from a front garden with a charming patio area, perfect for al fresco dining or enjoying your morning coffee. The enclosed rear garden provides a private space ideal for outdoor activities or simply basking in the sunshine. Close to Cherry Tree train station, excellent transport links, good schools, plentiful shops and within walking distance of Witton Country Park, the property has so much on its doorstep. This ready to move into home is a perfect first time buy with a blend of comfort and style in a desirable location. Early viewing is a must as interest will be high.



Vestibule

3' 8" x 3' 9" (1.12m x 1.14m)

Carpet mat flooring, double glazed uPVC front door.

Hallway

11' 7" x 3' 7" (3.53m x 1.09m)

Carpet flooring, stairs to first floor, panel radiator.

Lounge

Carpet flooring, ceiling coving, double glazed uPVC window, panel radiator.

Dining Room

Carpet flooring, ceiling coving, feature old fire place, double glazed uPVC window, panel radiator.

Kitchen

9' 11" x 6' 10" (3.02m x 2.08m)

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, x4 ring Neff hob, Neff grill and oven, extractor fan, space for fridge freezer and tumble dryer, plumbed for washing machine, sink and drainer, ceiling spot lights, double glazed uPVC window and composite door to rear, panel radiator.

Landing

13' 11" x 3' 6" (4.24m x 1.07m)

Carpet flooring, bespoke fitted cupboard, loft access.

Bedroom One

15' 5" x 12' 6" (4.70m x 3.81m)

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

Bedroom Two

14' 1" x 9' 7" (4.29m x 2.92m)

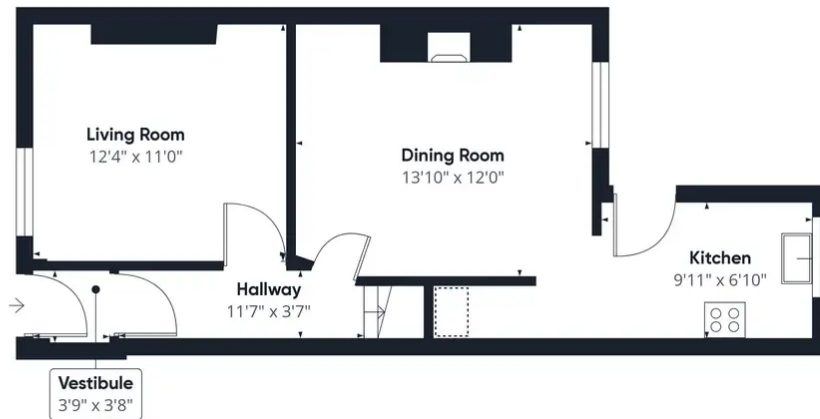
Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

Bathroom

9' 11" x 6' 11" (3.02m x 2.11m)

Vinyl flooring, three piece in white with mains fed shower over bath, tiled splash backs, ceiling spot lights, towel radiator, double glazed uPVC window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
898.07 ft²

Reduced headroom
0.81 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.