



## 28 Grange Road, Blackburn

£130,000 Freehold

STUNNING THREE BEDROOM HOME WITH TWO RECEPTION ROOMS AND NO CHAIN! Situated in the popular residential area of Witton, close to excellent amenities, stands this deceptively spacious family home, ideal for a first time buyers. Having been fully renovated to an an excellent standard, a viewing is highly encouraged in order to appreciate the quality finish high level of workmanship.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Upon entering this beautiful property, you are greeted by an entrance vestibule and hallway with stairs leading to the first floor where you can also access the reception rooms separately. Both rooms are of generous sizes with plenty of space for sofa's dining tables and any furniture requirements. The two rooms offer versatile spaces to be used as a lounge, dining room, snug, office or playroom. The contemporary kitchen benefits from fresh cupboards and worksurfaces proving ample storage space while leaving room for a washing machine. On the first floor, you'll find the spacious master bedroom benefitting from a large window allowing natural light to flood the room.. Bedrooms two and three sit adjacent aty the rear of the property and provide space for two children's bedrooms, a home office or dressing room. The bathroom sits in the middle of the property. It comprises of a bath with electric shower, wc and sink.

This well appointed property has wonderful curb-appeal as a garden fronted terraced home with masses of on street parking at its disposal. It is situated within walking distance of Witton Park, local schools and places of worship while also being just a five minute drive from Blackburn town centre. The rear yard is a generous size, providing plenty of space to enjoy outdoor entertaining and soaking up the summer sun without the concerns of lots of maintenance.



**Vestibule**

Carpet mat, uPVC double glazed front door

**Hallway**

Laminate flooring, stairs to first floor, panel radiator

**Lounge**

Laminate flooring, cupboard housing meter, upVC double glazed window, panel radiator

**Second Reception Room**

Laminate flooring, electric fire with hearth and surround, under stair storage, uPVC double glazed window, panel radiator

**Kitchen**

Range of fitted wall and base units with contrasting worksurfaces, vinyl flooring, tiled splashback, four ring electric hob, electric oven, extractor fan, sink and drainer, plumbed for washing machine, uPVC double glazed window and back door

**Landing**

Carpet flooring

**Bedroom 1**

Carpet flooring, uPVC double glazed windows, panel radiator

**Bedroom 2**

Carpet flooring, uPVC double glazed windows, panel radiator

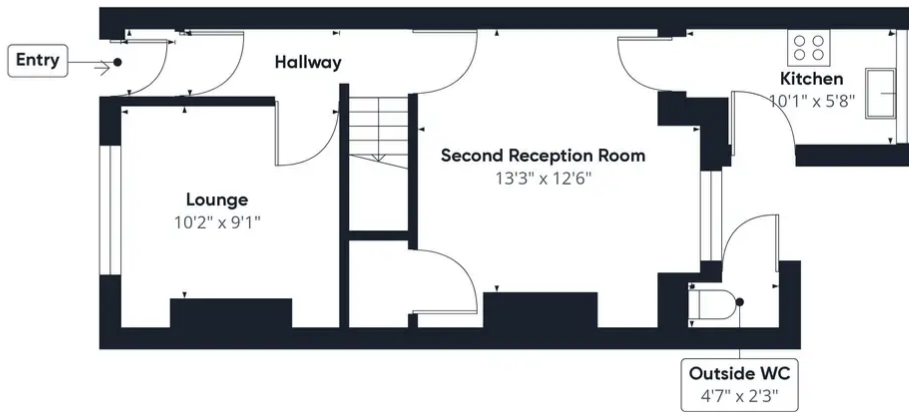
**Bedroom 3**

Carpet flooring, uPVC double glazed windows, panel radiator

**Bathroom**

Three piece suite in white with electric shower over bath, vinyl flooring, storage cupboard





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
746.03 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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