

267 Preston New Road, Blackburn

£475,000 Freehold

SUPERB SEVEN BEDROOM PROPERTY ON PRESTON NEW ROAD This impressive seven-bedroom semi-detached house is a true gem in the heart of the community. Boasting an elegant Victorian exterior, this spacious property spans four floors, offering ample room for comfortable living

Council Tax band: E

Tenure: Freehold

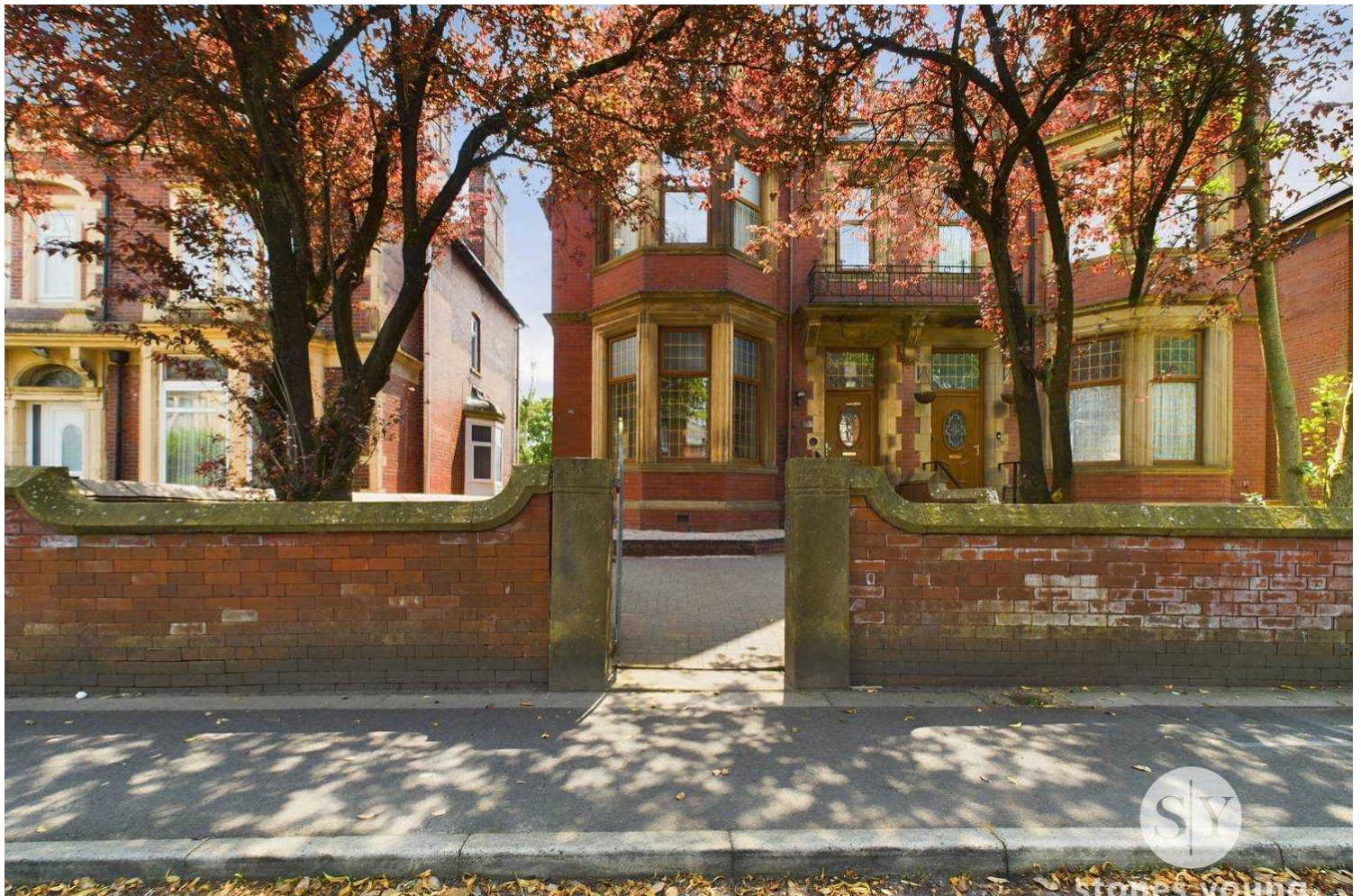
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



SUPERB SEVEN BEDROOM PROPERTY ON PRESTON NEW ROAD This impressive seven-bedroom semi-detached house is a true gem in the heart of the community. Boasting an elegant Victorian exterior, this spacious property spans four floors, offering ample room for comfortable living. As you step inside, you are greeted by three separate reception rooms, perfect for entertaining guests or relaxing with family. The bright and airy kitchen features ample storage space, while the ground floor shower room adds convenience to the daily routine. With separate utility, laundry, and storage rooms in the cellar, this home is designed to cater to every practical need.

The property's large rear garden provides a huge space for gatherings. The converted garage at the rear of the property now serves as a functional office space, ideal for those who work from home or seek a private workspace. Just a stone's throw away from local schools, amenities, and places of worship, this home offers both convenience and comfort. With two modern bathrooms and a separate WC, this property has space that is sure to impress. Don't miss the opportunity to make this property your own.



Vestibule

Mat flooring

Hallway

Carpet flooring, stairs to first floor, under stair storage, cast iron radiator, phone point

Lounge

Carpet flooring, gas fire with marble hearth and surround, two panel radiators, upvc double glazed bay window

Second Lounge

Carpet flooring, wall mounted gas fire, two panel radiators, upvc double glazed window, sink.

Dining Room

Carpet flooring, wall mounted gas fire, panel radiator, upvc double glazed window

Shower Room

Three piece suite in white with shower, wc, sink, vinyl flooring, upvc double glazed window

Kitchen

Range of wall and base fitted units with contrasting marble work surfaces, stainless steel sink and drainer, space for range cooker with 7 ring gas hob, space for under counter fridge, tiled flooring, panel radiator, upvc double glazed window

Utility Room

Vinyl flooring, wall mounted boiler, water tank, wall units, upvc window

Rear Entrance

Concrete flooring, access to cellar, upvc rear door to garden

Cellar Room

Concrete flooring, two sinks with hot and cold water, consumer unit, plumbed for washing machine, upvc double glazed window

Cellar Room 2

Concrete flooring, upvc double glazed window

Landing

Carpet flooring stairs to second floor

Bedroom 1

Carpet flooring, fitted wardrobes and dressing table, panel radiator, upvc double glazed window

Bedroom 2

Carpet flooring, gas fire, panel radiator, upvc double glazed window

Bedroom 3

Carpet flooring, fitted wardrobe, sink, cast iron radiator, upvc double glazed window

Bedroom 4

Carpet flooring, sink, panel radiator, upvc double glazed window

Wc

Two piece suite in white with Wc and sink, storage cupboard, upvc double glazed frosted window

Bathroom

Three piece suite in white with bath, wc, sink, tiled flooring, tiled floor to ceiling, upvc double glazed frosted window

Bathroom 2

Three piece suite in white with bath, wc, sink, tiled flooring, tiled floor to ceiling, upvc double glazed frosted window

Landing 2

Carpet flooring, double glazed velux window, sink

Bedroom 5

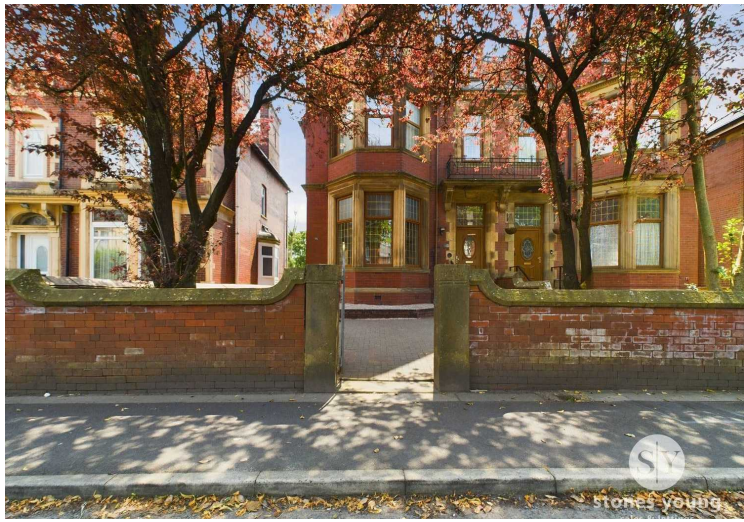
Carpet flooring, eaves storage, upvc double glazed window

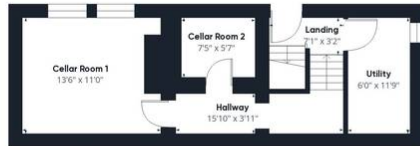
Bedroom 6

Carpet flooring, eaves storage upvc double glazed window

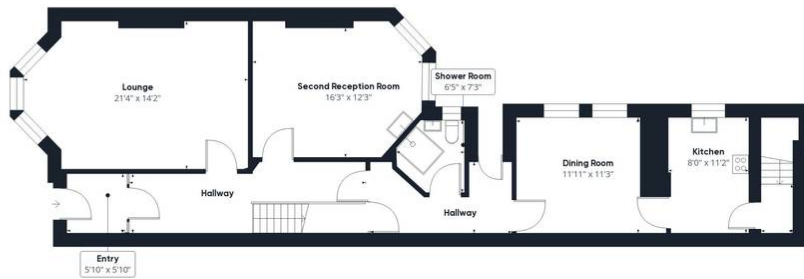
Bedroom 7

Carpet flooring, upvc double glazed window

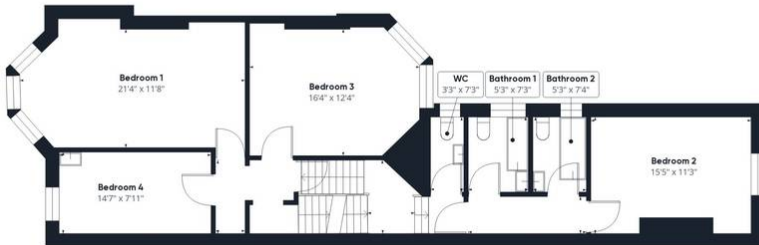




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 4 Building 1

Approximate total area⁽¹⁾
2993.89 ft²

Reduced headroom
51.43 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.

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