



## 28 St. Francis Road, Blackburn

£225,000 Freehold

THREE BEDROOM SEMI DETACHED HOME IN FENISCLIFFE WITH POTENTIAL TO EXTEND TO SIDE AND REAR. Presented to the market with no onward chain, this charming home offers a host of desirable features, including a detached garage with power and lighting, driveway parking for two cars, and beautifully maintained gardens surrounding the property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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Upon entering, you are greeted by an inviting entrance vestibule and hallway, which houses the stairs leading to the first floor. The spacious 21ft lounge is a highlight of the home, featuring a cosy gas fire and neutral décor, making it the perfect space for relaxation and entertaining.

The well-appointed kitchen boasts ample storage with cream base and eye-level units, complemented by contrasting work surfaces, tiling, and flooring. Adjacent to the kitchen is a dining area, ideal for family meals and gatherings. Additionally, the ground floor includes a convenient WC.

Ascending to the first floor, you will find the master bedroom and the second bedroom, both generous doubles equipped with fitted furniture. The third bedroom is a comfortable single. Completing the internal accommodation is a bathroom and a separate WC.

Externally, the property shines with its meticulously kept gardens to the front, side, and rear, providing a serene and picturesque setting. The driveway offers parking for two cars, and the single garage comes complete with power and lighting.

This property also presents potential for extension, subject to planning permission, due to the generous size of the plot. Internal viewing is highly advised to fully appreciate the charm and potential of this admirable home.



stones young

**Vestibule**

Tiled flooring, front door.

**Hallway**

Wood flooring, stairs to first floor, under stairs storage, panel radiator.

**Lounge**

Carpet flooring, gas fire with hearth and surround, x3 double glazed uPVC windows and door to the rear garden, panel radiator.

**WC**

Wood flooring, two piece in white, frosted double glazed uPVC window.

**Dining Room**

Wood flooring, double glazed uPVC window. panel radiator.

**Kitchen**

Tiled flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, space for cooker, extractor fan, plumbed for washing machine, double glazed uPVC window and door to the rear garden.

**Landing**

Carpet flooring, loft access, double glazed uPVC window.

**Bedroom One**

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

**Bedroom Two**

Double bedroom with fitted wardrobes, double glazed uPVC window, panel radiator.

**Bedroom Three**

Single bedroom with bunk beds, double glazed uPVC window, panel radiator.

**Bathroom**

Two piece in pink with shower over bath, tiled splash backs, frosted double glazed uPVC window, panel radiator.

**WC**

Wc, tiled splash backs, frosted double glazed uPVC window.

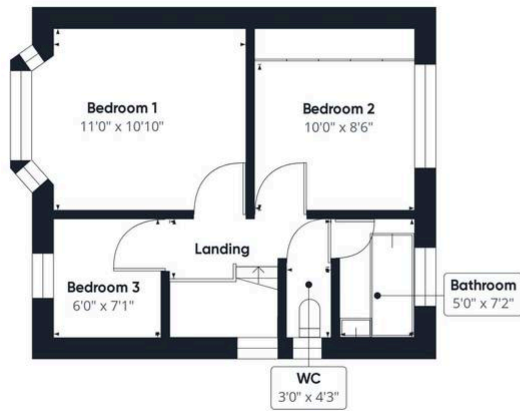




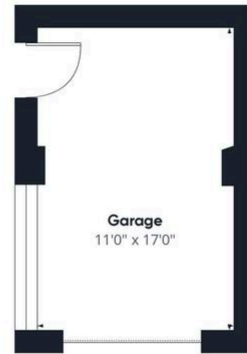




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1006.32 ft<sup>2</sup>  
Reduced headroom  
2.37 ft<sup>2</sup>

(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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