



## 251 Lammack Road, Blackburn

£169,950 Freehold

Charming two-bed cottage in sought-after Lammack location. Beautifully decorated, modern amenities, original features, cosy lounge, bright kitchen, 2 bedrooms, luxury bathroom, private garden. Ideal for first-time buyers or downsizers seeking comfort and convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





**\*\*A STUNNING, TWO-BEDROOM COTTAGE IN THE POPULAR LAMMACK LOCATION\*\*** Positioned in the desirable Lammack location, this charming two-bedroom cottage is a true gem. Beautifully decorated throughout, this property effortlessly blends modern amenities with original features, offering a unique and inviting living space.

Upon entering through the hallway with original tiled flooring and stairs to the first floor and into the welcoming lounge brimming with original features and enhanced by a cosy multi-fuel stove, perfect for cosy evenings. The modern kitchen boasts ample storage and space for your appliances, making meal preparation a breeze. The second reception room is a relaxing space that is flooded with natural light through the Velux windows and French doors that lead into the rear garden.

Upstairs, the property continues to impress with two well-appointed bedrooms, each offering comfort and tranquillity. The stunning bathroom adds a touch of luxury, providing a serene retreat for relaxation.

The enclosed garden to the rear provides a private outdoor space, perfect for enjoying al fresco dining or simply unwinding in the fresh air. With a garden frontage and on-street parking available, convenience is at your doorstep.

Benefiting from freehold tenure, this property offers peace of mind and security for its future owners. Not on a water metre and in Council Tax Band B, this home is both economical and efficient. Immaculately maintained, this cottage is the perfect choice for those seeking a charming abode with character and style. Ideal for first-time buyers or those looking to downsize, this property offers a perfect blend of comfort and convenience.

In conclusion, this two-bedroom cottage in the sought-after Lammack location presents an opportunity not to be missed. With its blend of modern comforts and traditional charm, this property is perfect for those looking for a stylish, low-maintenance home. Don't miss your chance to make this delightful cottage your own and experience the wonderful lifestyle it has to offer.



**Hallway**

Original tiled flooring, uPVC double glazed door, designer radiator, ceiling coving, stairs to first floor.

**Lounge**

Herringbone wood flooring, multi fuel stove with stone hearth, ceiling coving, uPVC double glazed window, panel radiator.

**Kitchen**

Range of fitted wall and base units with contrasting work surfaces, tiled splashbacks, integral electric oven and hob, fridge freezer, ceiling coving, wooden flooring. Opens into second reception.

**Second Reception**

Carpet flooring, uPVC double glazed French doors into rear garden, velux x 3, cupboard housing boiler, panel radiator.

**Landing**

Carpet flooring.

**Master Bedroom**

Carpet flooring, feature fireplace, built in cupboard, loft access, uPVC double glazed window, panel radiator.

**Bedroom Two**

Carpet flooring, uPVC double glazed window, panel radiator.

**Bathroom**

Three piece in white including shower enclosure with mains fed shower, vanity unit housing sink, tiled splashbacks, vinyl tiled flooring, heated towel radiator, uPVC double glazed frosted window.







