



10 Coniston Road, Blackburn

£265,000 Leasehold

LARGE FOUR BEDROOM TERRACED WITH THREE RECEPTION ROOMS IN THE HEART OF LITTLE HARWOOD Located within a stones throw from local amenities, schools and places of worship, this property presents a perfect home for larger families.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Internally, the property has been presented throughout to a superb standard and beautifully maintained by the current owners. Stepping in through the front door, the porch provides a convenient space for you to take off your coats and shoes. As you lead through into the hallway, you can access each of the main reception rooms which are currently immaculately presented as large living spaces with bespoke coving and designer light fittings. Towards the back of the homes, you will find a dining room capable of hosting large family meals and a separate kitchen with plentiful storage, ample worktop space and space for a large gas cooker for the culinary enthusiasts. Completing downstairs is a fully tiled three piece family bathroom.

Head upstairs and impressive footprint continues where each of the double bedrooms have their own unique advantages. All are complete with fitted wardrobes. The current master bedroom is accessed through the fourth bedroom with alternate use of a dressing room, complete with an en-suite. Bedroom two boasts an impressive footprint with the potential to host two double beds as well as the fitted wardrobes. Bedroom three features a characterful bay window and floor to ceiling fitted wardrobes for those with a love for clothes. A shower room completes the upstairs space.

Externally, parking is available to the front of the property with a driveway present and on street parking also readily available. The rear garden is shared with next door with electric shutter offering privacy and security to the rear.



Hallway

Lounge

Lounge 2

Dining Room

Kitchen

Bathroom

Landing

Bedroom 1

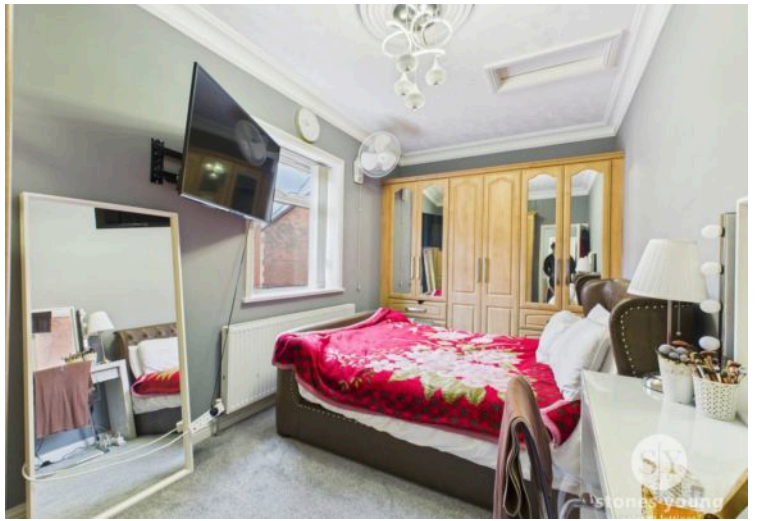
En Suite

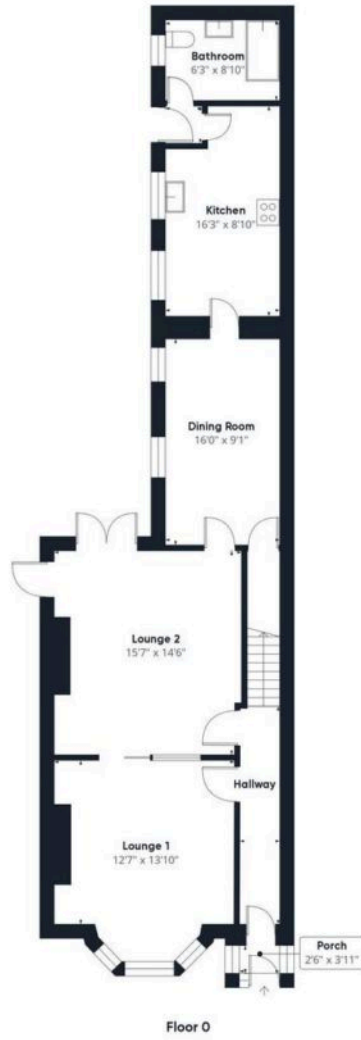
Bedroom 2

Bedroom 3

Dressing Room/Office/Bedroom 4

Shower Room





Approximate total area⁽¹⁾
1695.11 ft²

(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.
Calculations are based on RICS IPMS 3C standard.

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