



12 Coniston Road, Blackburn

£395,000 Leasehold

SEVEN BEDROOM END TERRACED HOUSE WITH FOUR RECEPTION ROOMS* *APPROXIMATELY 3000 SQ FT Located in the highly popular area of Little Harwood, this is a unique home with so much space on offer, lending itself to larger families and multi-generational living.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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This rare property is presented to the market in excellent condition and can accommodate even the largest of families. The downstairs boasts a central hallway which leads into each of the three living rooms which offer versatility to suit your own needs. The rooms can be utilised for different uses - whether they are lounge rooms, formal dining rooms or play rooms for children and to keep the living accommodation clear. Towards the rear of the property a dining room is sat adjacent to the fitted kitchen complete with integrated appliances and space for a large gas cooker. At the rear of the property is a convenient downstairs shower room.

Heading upstairs, the impressive room sizes are complimented by an intelligent layout which has allowed seven double bedrooms to be included. Each of the bedrooms are complete with fitted wardrobes and the master bedroom is complete with an en-suite along with bedroom seven which has the opportunity to be used as a dressing room. The first floor hosts all but one bedroom and are serviced by a three piece shower room. Bedroom six is located on the second floor and is complimented by it's own wc and vast under eaves storage.

Accessible through the property and from the outside is the incredible triple garage which also can be used as your very own storage unit, car garage, utility or even offers the potential (STPP) for a self contained accommodation unit.

Externally, the property boasts off street parking at the front for several vehicles with on street parking also readily available on Coniston Road and Rydal Road. The rear of the property possesses a shared yard with number 10 where an electric shutter offers additional privacy and security. Little Harwood is an extremely popular area due to the amenities on offer. Local shops, barbers, places of worship and schools are all within walking distance in the tight knit community.



Porch	Bedroom 7/ Dressing Room
Hallway	En Suite
Lounge	Bedroom 2
Lounge 2	Bedroom 3
Lounge 3	Bedroom 4
Dining Room	Bedroom 5
Kitchen	Shower Room
Bathroom	Landing/Eaves Storage
Garage/Storage Unit	Wc
Landing	Bedroom 6
Bedroom 1	



