



HUNTERS[®]
HERE TO GET *you* THERE

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NEW WELLINGTON CLOSE, BLACKBURN

£159,950



For any young families or first time buyers out there we feel this lovely townhouse offers you fantastic value for money. With great garden space, a modern layout and corner cul-de-sac position we feel it has everything at the price range.

The property comprises; entrance hall, spacious lounge, dining area, conservatory and a recently installed stylish kitchen. To the first floor there are three bedrooms and a three piece bathroom suite. From the conservatory there is a very well presented garden area with patio seating areas and a wood built storage shed. To the front there is a private double driveway adequate for several vehicles benefitting from an EV charging point.

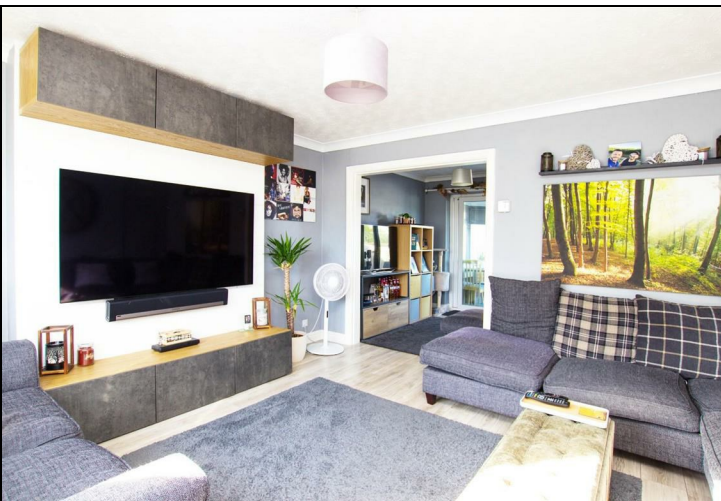
New Wellington Gardens is a quiet cul-de-sac with easy access into Blackburn town centre. There are several schools close by and there is ample amenities within walking distance to cater any lifestyle.

OUR THOUGHTS - *'Hard to pick fault really, its difficult not to instantly get a great vibe upon entry. Think this one goes quick, do not mess about, get booked in today'*



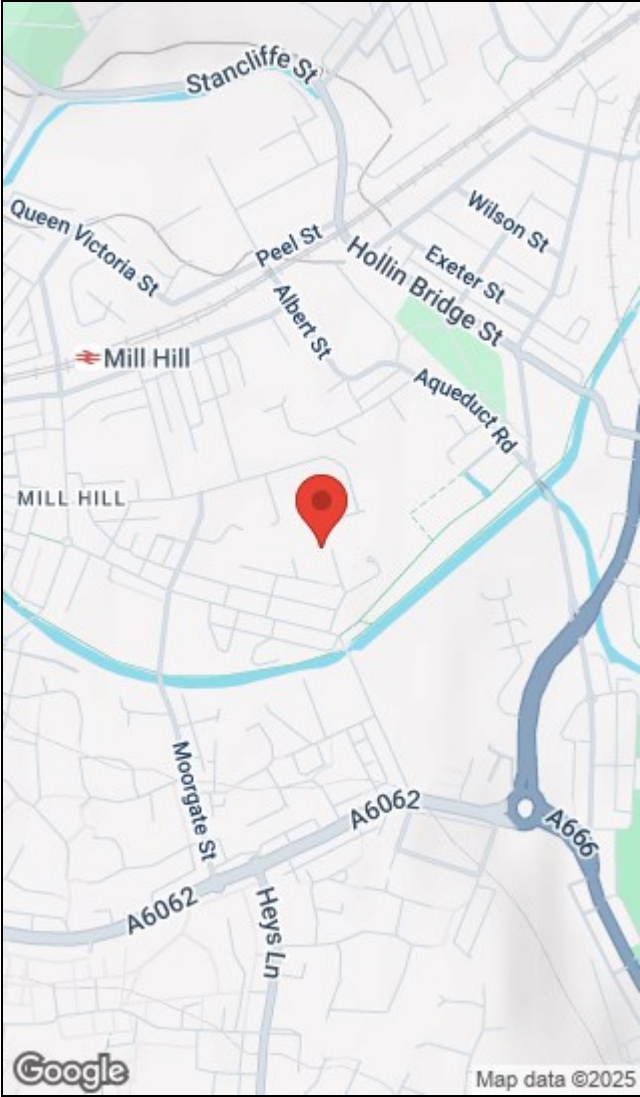
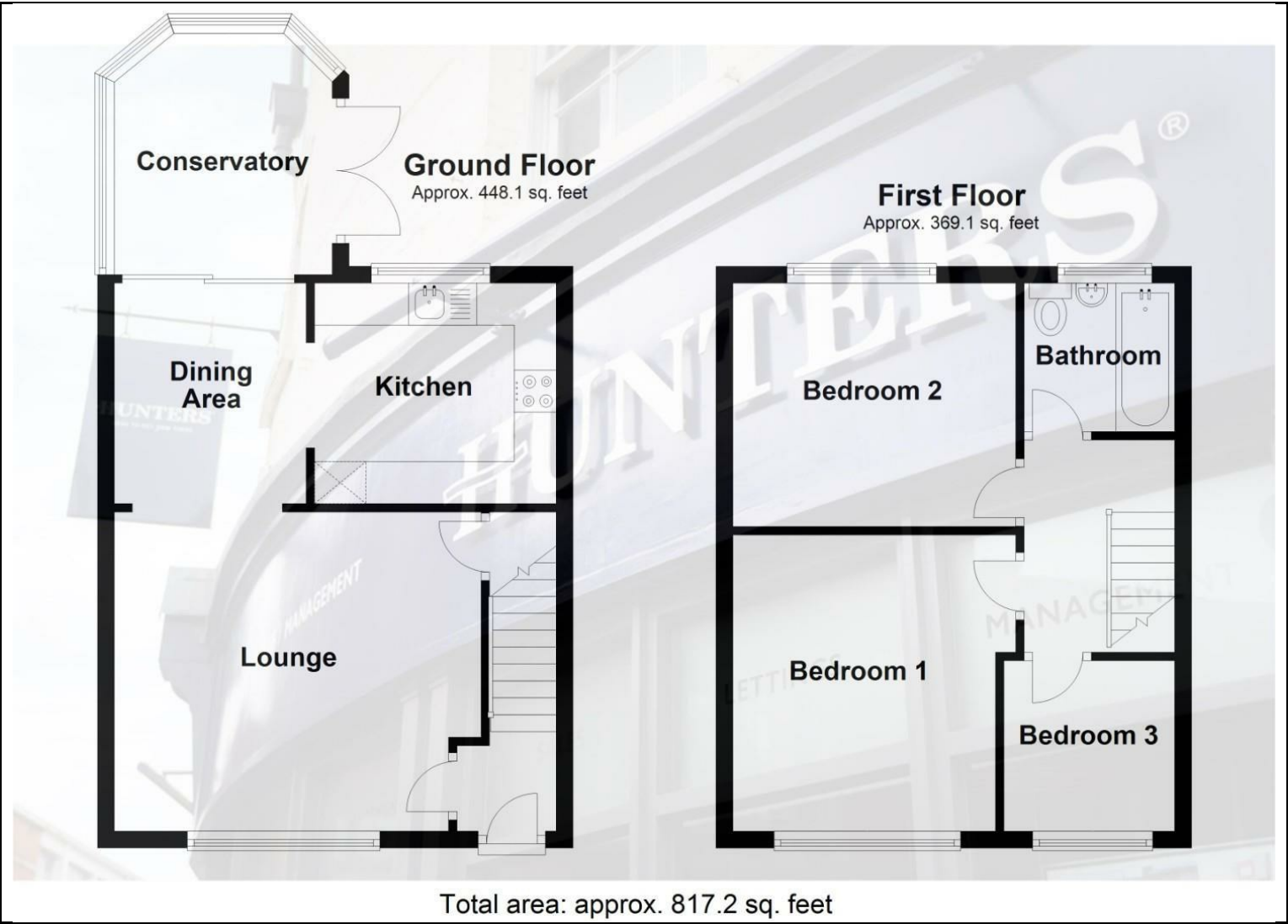
KEY FEATURES

- Modern Town House
- Three Bedrooms
- Stylish Kitchen
- Three Piece Bathroom
- Open Plan Lounge & Dining Rooms
- Conservatory
- Excellent Rear Garden
- Double Driveway With EV Charging Point
- Ideal For First Time Buyers
- Quiet Corner Plot









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		86			
		61			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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