







## 27 Blackamoor Road

Guide, Blackburn, BB1 2LG

£160,000

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A deceptively spacious Three-bedroom garden-fronted terrace home, ideally positioned on a quiet no-through road with open views to the rear. Conveniently located close to local amenities, schools, and excellent motorway links. The family-sized accommodation briefly comprises: entrance vestibule, hallway with staircase to the first floor, lounge with bay window and double doors leading into the dining room, a well-proportioned dining kitchen, and a useful utility room. To the first floor, the landing gives access to three generously sized bedrooms and a Three-piece shower room. The property benefits from gas central heating and uPVC double glazing throughout. Externally, there is a walled garden to the front and an enclosed rear yard. Offered with no onward chain, this is a lovely home with fantastic potential.





Entrance  
Vestibule

Hallway  
Central heating radiator. Staircase to the First Floor.

Lounge 11'98 x 14'96 (3.35m x 4.27m)  
UPVC Double Glazed Bay Window and Central Heating Radiator. Wall Mounted Electric Fire. Glazed Double Doors to the Dining Room.

Dining Room 14'67 x 12'87 (4.27m x 3.66m)  
UPVC Double Glazed Window and Central Heating Radiator. UPVC Door leading to the Rear Paved Yard.

Extended Kitchen 8'73 x 15'56 (2.44m x 4.57m)  
UPVC Double Glazed Window and Central Heating Radiator. White Fitted Kitchen with Worksurfaces and Matching Splashbacks. Inset Sink and Plumbed for Washing Machine. Electric Oven and Hob with Extractor Fan. Tiled Floor. UPVC Door to the Utility Room.

Utility Room 9'69 x 5'98 (2.74m x 1.52m)  
Single Glazed Window. Sink Unit, UPVC Door to the Rear. Lovely Views.

First Floor

Landing  
L Shaped Landing with Spindle Balustrade and Storage Cupboard.

Bedroom One 14'95 x 11'99 (4.27m x 3.35m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Two 14'88 x 8'83 (4.27m x 2.44m)  
UPVC Double Glazed Window and Central Heating Radiator. Lovely Views.

Bedroom Three 9'07 x 9'18 (2.92m x 2.74m)  
UPVC Double Glazed Window and Central Heating Radiator. Central Heating Radiator.

Shower Room  
UPVC Double Glazed Window. Three Piece Suite Including Walk in Shower with Access for Wheelchairs. Wash basin and WC.

External  
Walled Front Garden and Enclosed Rear Paved Yard.

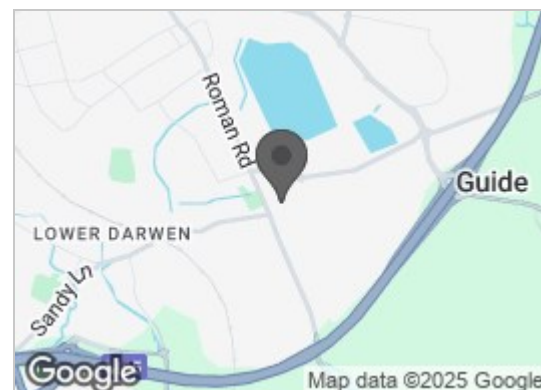
Disclaimer 1  
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2  
All fixtures and fittings in the property are excluded unless otherwise stated.

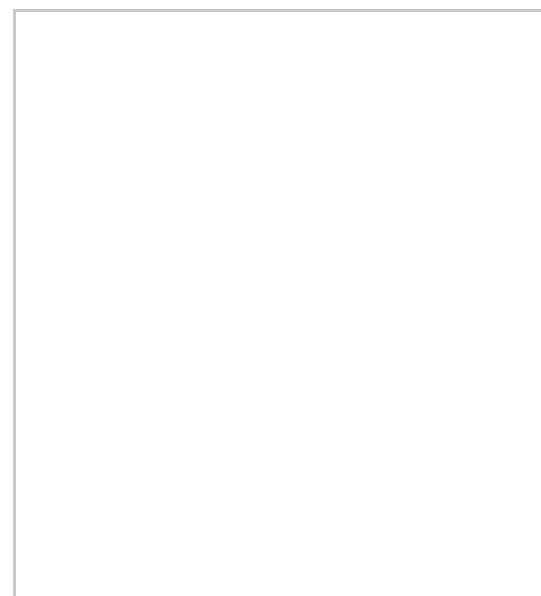
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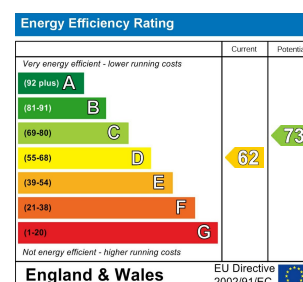
## Area Map



## Floor Plans



## Energy Efficiency Graph



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