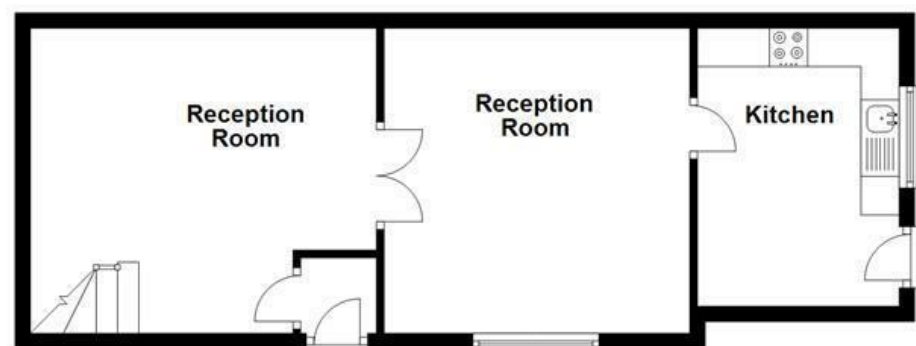


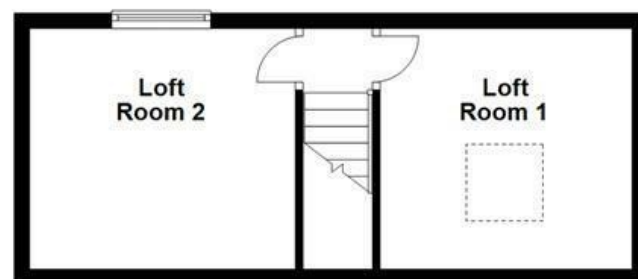
**Ground Floor**  
Approx. 475.1 sq. feet



**First Floor**  
Approx. 368.4 sq. feet



**Second Floor**  
Approx. 265.8 sq. feet



Total area: approx. 1109.3 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Saunders Road, Blackburn, BB2 6NX

### £145,000

#### AN IMPRESSIVE END TERRACED PROPERTY

Benefitting from two spacious reception rooms, added loft conversion and spacious rooms throughout, this beautifully presented end terraced property is being proudly welcomed to the market in the highly regarded location of Blackburn, With an abundance of indoor space, neutral decoration and two fantastic converted rooms within the attic, this property is the perfect home for any family truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Darwen and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to a second reception room and staircase to the first floor. The second reception room leads on to a kitchen. The first floor comprises of doors on to two double bedrooms and shower room. The second bedroom houses a staircase to the attic which benefits from two additional rooms which are being used as bedrooms. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Blackburn office at your earliest convenience.

# Saunders Road, Blackburn, BB2 6NX

£145,000



- End Terrace Property
- Two Reception Rooms
- Neutral Decoration
- EPC Rating D
- Two Bedrooms
- Added Loft Conversion
- Tenure Freehold
- Three Piece Shower Room
- Abundance of Indoor Space
- Council Tax Band A

## Ground Floor

### Vestibule

3'9 x 3'1 (1.14m x 0.94m )

Spotlights, hardwood single glazed frosted door to reception room one.

### Reception Room One

14'10 x 13'6 (4.52m x 4.11m )

UPVC double glazed window, central heating radiator, television point, hardwood single glazed double doors to reception room two, stairs to the first floor.

### Reception Room Two

13'6 x 13'00 (4.11m x 3.96m )

UPVC double glazed window, central heating radiator, television point, hardwood single glazed door to kitchen.

### Kitchen

12'5 x 8'6 (3.78m x 2.59m )

UPVC double glazed window, central heating radiator, range of grey wall and base units, granite effect surfaces, tiled splash backs, stainless steel sink with drainer and mixer tap, integrated electric oven with five ring gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, integrated breakfast bar, wood effect lino, UPVC double glazed door to rear.

## First Floor

### Landing

23'3 x 2'11 (7.09m x 0.89m )

Central heating radiator, storage cupboards, doors to two bedrooms, shower room.

### Bedroom One

11'0 x 10'3 (3.35m x 3.12m )

UPVC double glazed window, central heating radiator, fitted wardrobes.

### Bedroom Two

12'6 x 9'2 (3.81m x 2.79m )

UPVC double glazed window, central heating radiator, fitted wardrobes, door to second floor.

### Shower Room

10'3 x 4'2 (3.12m x 1.27m )

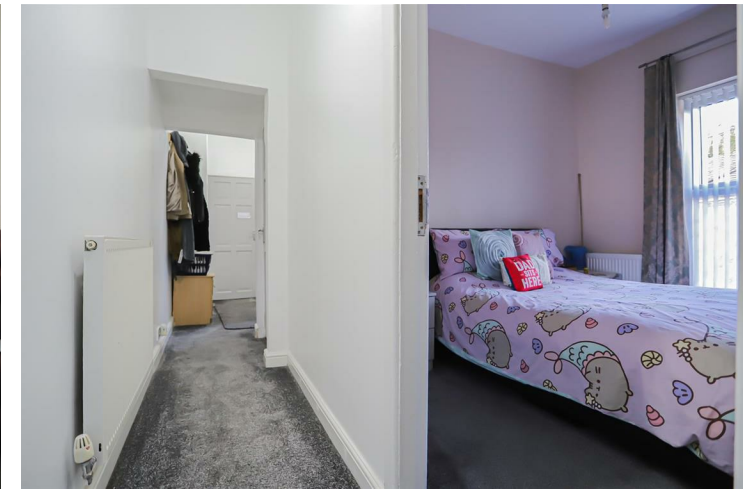
UPVC double glazed frosted window, central heating radiator, double direct feed enclosed shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, Worcester boiler, wood effect lino floor.

## Second Floor

### Landing

5'9 x 2'8 (1.75m x 0.81m )

UPVC double glazed window, smoke alarm, doors to two loft rooms.



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