



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 | | | |
| (81-91) B | | | |
| (69-80) C | | 67 | 78 |
| (55-68) D | | | |
| (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.

Assheton Road, Blackburn, BB2 6SF

£365,000

AN IDYLIC FAMILY HOME

Offering an abundance of indoor and outdoor space, neutral decoration and having been presented and maintained to the highest standard throughout, this exceptional four bedroom semi detached property is being proudly welcomed to the market in the sought after location of Blackburn. Benefitting from ample off road parking, detached double garage, added loft conversion and two living areas, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Chorley, Accrington and major motorway links. A credit to the current owners, this property has been transformed into a spacious and welcoming family home ready to move straight into!

The property comprises briefly; an entrance porch leads through to a welcoming entrance hallway which provides access on to a spacious reception room, fitted kitchen, utility room, pantry, shower room and staircase to the first floor. The kitchen leads on to a spacious second reception room. The first floor comprises of doors on to four generously sized bedroom and a contemporary fitted shower room. Externally there is an impressive tiered garden to the rear with laid to lawn, paving, mature shrubs and access to the detached double garage. To the front there is a tiered garden with crazy paving and bedding and off road parking.

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

Assheton Road, Blackburn, BB2 6SF

£365,000



- Tenure Freehold
- Council Tax Band F
- EPC Rating D
- Off Road Parking For Numerous Vehicles And Detached Garage
- Spacious Four Bedroom Semi Detached Property
- Ideal Family Home With Viewing Essential
- No Chain Delay
- Attic Conversion
- Easy Access To Local Amenities
- Close Proximity To Major Network Links

Ground Floor

Entrance

Via a UPVC double glazed frosted door to porch.

Porch

6'11 x 3'11 (2.11m x 1.19m)

UPVC single glazed window, under stairs storage, tiled floor and hard wood single glazed frosted door to hall.

Hall

15'3 x 14' (4.65m x 4.27m)

Central heating radiator, coving, smoke alarm, wood floor, doors to reception room one, kitchen, pantry, utility room, shower room and stairs to first floor.

Reception Room One

17'9 x 12'11 (5.41m x 3.94m)

UPVC double glazed bay window, central heating radiator, coving, gas fire with stone hearth and surround, three feature wall lights, television point and wood floor.

Pantry

9' x 4'9 (2.74m x 1.45m)

Coving and tiled floor.

Shower Room

6'7 x 6'1 (2.01m x 1.85m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower, tiled elevation, extractor fan and tiled floor.

Utility Room

12'4 x 6'6 (3.76m x 1.98m)

Central heating radiator, grey wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, plumbed for washing machine and dryer, Worcester remote boiler, spotlights and tiled floor.

Kitchen

15'10 x 9'8 (4.83m x 2.95m)

Two UPVC double glazed windows, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, composite one and half sink and drainer with mixer tap, two doors, Britannia Range with five ring induction hob and extractor hood,, integrated dish washer, Amtico flooring, door to reception room two.

Reception Room Two

25'1 x 16'6 (7.65m x 5.03m)

Two UPVC double glazed windows, two central heating radiators, television point, Kahrs engineered wood floor, UPVC double glazed sliding doors to rear.

First Floor

Landing

15'11 x 7'7 (4.85m x 2.31m)

UPVC double glazed window, central heating radiator, coving, smoke alarm, loft access, wood floor, doors to four bedrooms and shower room.

Bedroom One

16' x 12'10 (4.88m x 3.91m)

UPVC double glazed window, central heating radiator, coving and wood floor.

Bedroom Two

16'9 x 12'4 (5.11m x 3.76m)

UPVC double glazed window, central heating radiator, coving and wood floor.

Bedroom Three

12'9 x 12'4 (3.89m x 3.76m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Four/Study

9'10 x 6'11 (3.00m x 2.11m)

UPVC double glazed window and central heating radiator.

Shower Room

9'10 x 8'3 (3.00m x 2.51m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, enclosed double direct feed rainfall shower with rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, extractor fan, PVC to ceiling and tiled floor with under floor heating and timer.

Second Floor

Landing

Access to attic.

Attic

15'10 x 14'11 (4.83m x 4.55m)

Velux window, power, lighting and eave storage.

External

Rear

Tiered enclosed garden with paving, bedding area, mature shrubs, laid to lawn garden, double garage and off road parking.

Garage

18'7 x 14'6 (5.66m x 4.42m)

UPVC double glazed frosted window, power, lighting and electric roller shutter door with remote control.

Front

Tiered garden with laid to lawn , bedding area, crazy paving and off road parking.

