



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			85
(81-91) B			
(69-80) C		70	
(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.

Park Lee Road, Blackburn, BB2 3NZ

Offers Over £100,000

THE PERFECT INVESTMENT OPPORTUNITY

Offering spacious rooms throughout, fantastic gardens and detached garage to the rear, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Blackburn. With no chain delay, added kitchen extension and bursting with potential, this property, once updated, would make a perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Royal Blackburn Hospital, Darwen, Preston and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, fitted kitchen and staircase to the first floor. The first floor comprises of doors on to three bedrooms and a shower room. Externally there is an enclosed laid to lawn garden with paved areas and access on to a detached garage. To the front there is a laid to lawn garden with bedding and paved areas.

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

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Offers Over £100,000



- Tenure Leasehold
- On Street Parking
- No Chain Delay
- Easy Access To Major Network Links
- Council Tax Band A
- Spacious Three Bedroom Mid Terraced Property
- Ample Sized Gardens To The Front And Rear With Access To A Detached Garage
- EPC Rating C
- Ideal Investment Opportunity And Once Updated An Ideal Family Home
- Close Proximity To Local Amenities

Ground Floor

Entrance

Via a UPVC double glazed door to porch.

Porch

4'10 x 2'8 (1.47m x 0.81m)

Wood panel elevation, tiled effect lino and hard wood single glazed frosted door to hall.

Hall

12'11 x 5'7 (3.94m x 1.70m)

Central heating radiator, smoke alarm, picture rail, under stairs storage, doors to two reception rooms, kitchen and stairs to first floor.

Reception Room One

14'2 x 12' (4.32m x 3.66m)

UPVC double glazed leaded bow window, central heating radiator, gas fire, hard wood single glazed frosted sliding doors to reception room two.

Reception Room Two

12'10 x 12' (3.91m x 3.66m)

UPVC double glazed leaded box window, central heating radiator, gas fire and coving.

Kitchen

17'7 x 6'9 (5.36m x 2.06m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, wood effect surface, stainless steel sink and drainer, space for oven, fridge and freezer, plumbed for washing machine, under stairs storage, tiled effect lino and UPVC double glazed door to rear.

Front Floor

Landing

8'8 x 5'7 (2.64m x 1.70m)

Loft hatch, smoke alarm, picture rail, doors to three bedrooms and shower room.

Bedroom One

14'6 x 12' (4.42m x 3.66m)

UPVC double glazed leaded bow window and central heating radiator.

Bedroom Two

10'9 x 12' (3.28m x 3.66m)

UPVC double glazed leaded window, central heating radiator and fitted storage with boiler.

Bedroom Three

6'8 x 5'7 (2.03m x 1.70m)

UPVC double glazed leaded window, central heating radiator and tiled effect lino.

Shower Room

7'4 x 5'7 (2.24m x 1.70m)

UPVC double glazed frosted leaded window, central heating radiator, three piece suite, dual flush W/C, pedestal wash basin, enclosed direct feed corner shower, tiled elevation, electric over head heater, part tiled effect and part wood effect lino.

External

Rear

Laid to lawn garden with paving, mature shrubs, bedding area and detached garage.

Front

Laid to lawn garden with paving, mature shrubs and bedding areas.

