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Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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.

## Lammack Road, Blackburn, BB1 8LJ

### £175,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, spacious rooms and modern fixtures and fittings, this exceptional two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Blackburn. With an open plan kitchen living space, multi fuel burner to the living room and beautifully presented rear garden, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to an inner hallway which guides you openly on to a contemporary fitted kitchen. The kitchen boasts modern wall and base units, integrated appliances and leads openly on to a second living area. The first floor comprises of doors on to two generously sized bedrooms and a modern shower room. Externally, there is an enclosed garden to the rear with paving, decking and bedding areas. To the front there is a stone chip garden.

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

# Lammack Road, Blackburn, BB1 8LJ

£175,000



- Enviable Mid Terraced Property
- Contemporary Fitted Kitchen
- Low Maintenance Rear Garden
- EPC Rating C
- Two Bedrooms
- Stylish Decoration
- Tenure Freehold
- Modern Fixtures And Fittings
- Open Plan Living
- Council Tax Band B

## Ground Floor

### Entrance

UPVC double glazed frosted door to the hallway.

### Hallway

4'1 x 3'2 (1.24m x 0.97m)

Upright central heating radiator, coving, dado rail, original tiled flooring, door to the reception room and staircase to the first floor.

### Reception Room One

14'8 x 11'10 (4.47m x 3.61m )

UPVC double glazed window, central heating radiator, coving, ceiling rose, picture rail, two feature wall lights, cast iron multi fuel burner with stone hearth, television point, hardwood flooring, door to the inner hallway.

### Inner Hallway

3'2 x 2'6 (0.97m x 0.76m)

Under stairs storage cupboard, hardwood flooring, open the kitchen.

### Kitchen

14'7 x 8'3 (4.45m x 2.51m)

Upright central heating radiator, a range of white gloss wall and base units, wood effect surface, tiled splash backs, stainless steel one and a half sink and drainer with a high spout mixer tap, integrated electric Bosch oven with a four ring induction hob, integrated fridge and freezer, plumbing for washing machine, open to reception room two.

### Reception Room Two

10 x 9'6 (3.05m x 2.90m)

Three Velux windows, central heating radiator, integrated storage, UPVC double glazed patio doors to the rear.

## First Floor

### Landing

13'4 x 4 (4.06m x 1.22m)

Spotlights, dado rail, doors to two bedrooms and bathroom.

### Bedroom One

15'1 x 11'10 (4.60m x 3.61m)

UPVC double glazed window, central heating radiator, loft access, ceiling rose, fitted wardrobes.

### Bedroom Two

10'5 x 8'3 (3.18m x 2.51m)

UPVC double glazed window, central heating radiator, dado rail, integrated shelving.

### Shower Room

5'11 x 5'5 (1.80m x 1.65m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, PVC panelled elevations, spotlights, extractor fan, tiled elevations, vinyl flooring.

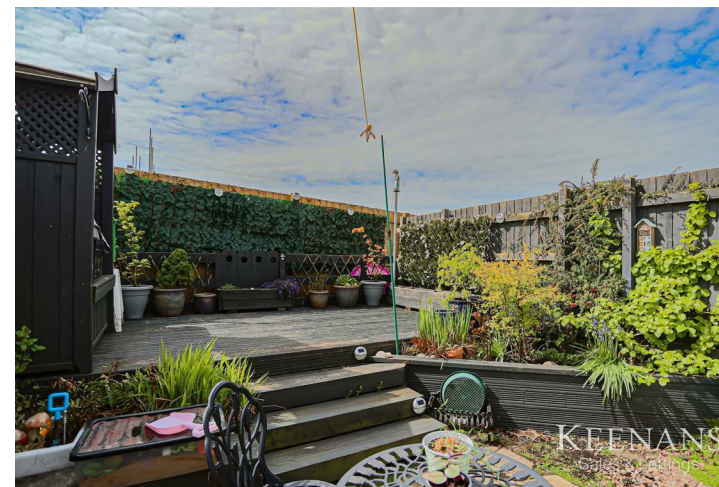
## External

## Front

Stone chip garden with wrought iron gate.

## Rear

Enclosed garden with decking and bedding areas.



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