



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		77	78
(69-80) C			
(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.

## Neath Close, Blackburn, BB1 8JB

### £160,000

**FANTASTIC MODERN MID TERRACED HOUSE IDEAL FOR GROWING FAMILY**

Welcome to Neath Close, Blackburn - a charming mid-terrace house that is sure to captivate your heart! This delightful property boasts three reception rooms, perfect for entertaining guests or simply unwinding after a long day. With three cosy bedrooms, there is ample space for the whole family to relax and recharge.

The modern decor and appliances throughout the house add a touch of elegance and convenience to your everyday life. Imagine cooking up a storm in the stylish kitchen or enjoying a peaceful night's sleep in one of the well-appointed bedrooms.

One of the highlights of this property is the attic room, offering endless possibilities - a home office, a playroom for the kids, or even a cosy reading nook. The choice is yours!

Located close to local amenities, everything you need is just a stone's throw away. Whether it's shopping, dining, or leisure activities, you'll find it all within easy reach. Plus, with excellent transport links nearby, commuting to work or exploring the surrounding areas is a breeze.

Don't miss out on the opportunity to make this house your home. Come and experience the comfort and convenience that Neath Close has to offer - book a viewing today!

For any further information please feel free to contact our Accrington Branch at your convenience.

# Neath Close, Blackburn, BB1 8JB

£160,000



- Tenure Leasehold
- On Street Parking
- Extensive Fitted Kitchen
- Close Proximity To Major Commuter Routes
- Council Tax Band A
- Spacious Three Bedroom Mid Terraced Property
- Enclosed Rear Paved Elevated Rear Yard
- EPC Rating C
- Ideal Family Home
- Easy Access To Local Amenities

## Ground Floor

### Entrance Porch

6' x 5'9 (1.83m x 1.75m)

UPVC double glazed door, UPVC double glazed window, wood effect lino flooring, tiled elevation and hardwood door to reception room one.

### Reception Room One

19'10 x 10'4 (6.05m x 3.15m)

Two UPVC double glazed windows, two central heating radiators, ornate plaster mould, cornice coving, two ceiling roses, living flame gas fire with marble mantle and surround and door to inner hall.

### Inner Hall

10'6 x 5'8 (3.20m x 1.73m)

Ornate plaster mould, ceiling rose, cornice coving, doors to kitchen, reception room two reception room three and stairs to first floor.

### Reception Room Three

11'5 x 8'11 (3.48m x 2.72m)

Ornate plaster mould, ceiling rose, central heating radiator, wall and base laminate units, space for a fridge freezer and entry into the kitchen.

### Kitchen

14'5 x 10'3 (4.39m x 3.12m)

UPVC double glazed window, laminate wall and base units, laminate work tops, free standing oven, extractor hood, tiled splash backs, spotlights, tiled floor and door to the garden.

### Reception Two

14'10 x 9'8 (4.52m x 2.95m)

UPVC double glazed window, central heating radiator, ornate plaster mould, cornice coving and ceiling rose.

## First Floor

### Landing

17'2 x 5'10 (5.23m x 1.78m)

Ornate plaster mould, cornice coving, ceiling rose, doors to three bedrooms, bathroom and doors to three storage rooms.

### Bedroom One

10'9 x 10'5 (3.28m x 3.18m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

10'5 x 9' (3.18m x 2.74m)

UPVC double glazed window, central heating radiator, coving, loft access and fitted wardrobes.

### Bedroom Three

11'4 x 6'2 (3.45m x 1.88m)

UPVC double glazed window and central heating radiator.

## Bathroom

8'3 x 6'3 (2.51m x 1.91m)

UPVC double glazed frosted window, central heating towel rail, panelled bath with mixer tap and over head direct feed shower, pedestal wash basin with mixer tap, dual flush WC, vinyl flooring tiled elevations and spotlights.

## Second Floor

### Attic Room

19' x 10'10 (5.79m x 3.30m)

Two Velux windows and central heating radiator.

### External

#### Front

Elevated paved courtyard

#### Rear

Enclosed paved elevated garden.

