



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			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

## Peel Mount, Blackburn, BB1 2DU

### £175,000

AN IMPRESSIVE MID TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with spacious rooms, three double bedrooms and double driveway, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Knuzden. Boasting neutral decoration, south facing garden and added garage, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room leads openly on to a dining area and houses a staircase to the first floor. The dining area leads openly on to a fitted kitchen and out to the rear. The first floor comprises of doors on to three double bedrooms, family bathroom and WC. Externally there is an enclosed south facing paved garden to the rear and double driveway to the front.

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

# Peel Mount, Blackburn, BB1 2DU

£175,000



- Mid Terraced Property
- Fitted Kitchen
- Perfect Family Home
- EPC Rating: D
- Three Double Bedrooms
- Paved Enclosed Garden To The Rear
- Tenure Leasehold
- Spacious Reception Room
- Double Driveway To The Front
- Council Tax Rating: B

## Ground Floor

### Entrance

UPVC double glazed frosted door to porch.

### Porch

3'7 x 3 (1.09m x 0.91m)

UPVC double glazed frosted window and UPVC double glazed frosted door to reception room one.

### Reception Room One

15 x 11'2 (4.57m x 3.40m)

UPVC double glazed window, central heated radiator, coving, electric fireplace, television point, open arch to dining area and stairs to the first floor.

### Dining Area

11'4 x 10'8 (3.45m x 3.25m)

Central heated radiator, coving, spotlights, under stairs storage, open arch to kitchen and UPVC double glazed patio doors to the rear.

### Kitchen

7'10 x 7'10 (2.39m x 2.39m)

UPVC double glazed window, range of white gloss wall and base units with grane effect surface, tile splash back, stainless steel sink and drainer with mixer taps, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and grane effect vinyl flooring.

## First Floor

### Landing

9'5 x 8'6 (2.87m x 2.59m)

Loft access, doors to bedroom one, bedroom two, bedroom three, bathroom and WC.

### Bedroom One

15'2 x 10 (4.62m x 3.05m)

UPVC double glazed window and central heated radiator.

### Bedroom Two

10'10 x 10 (3.30m x 3.05m)

UPVC double glazed window and central heated radiator.

### Bedroom Three

12'3 x 9'5 (3.73m x 2.87m)

UPVC double glazed window and central heated radiator.

### Bathroom

7'11 x 6'2 (2.41m x 1.88m)

UPVC double glazed frosted window, central heated towel rail, two piece bathroom, panel bath with electric feed shower and mixer tap, vanity top wash basin with mixer taps, tiled elevation, spotlights and lino flooring.

### WC

5 x 2'8 (1.52m x 0.81m)

UPVC double glazed frosted window, dual flush WC, tiled elevation and lino flooring.

## External

### Rear

South facing enclosed paved garden.

### Front

Double driveway with bedding areas and access to garage.



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