



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			
(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.

Pleckgate Road, Blackburn, BB1 8NN

Offers Over £185,000

AN EXCEPTIONAL COTTAGE PROPERTY WITH ENVIABLE GARDENS

Bursting with character and charm stands this beautifully presented end cottage property which is being proudly welcomed to the market within the most desirable location of Blackburn. Boasting stunning original features, two double bedrooms and outstanding garden space, this enviable 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, Chorley and major motorway links. With off road parking, open plan kitchen diner and added ground floor extension, this property has been a credit to the current owners who have created a welcoming and desirable home!

The property comprises briefly; a welcoming entrance porch leads through to a spacious reception room. The reception room guides you through to an open plan kitchen diner and houses a staircase to the first floor. The kitchen diner leads out to the garden. The first floor comprises of doors on to two generously sized bedrooms and a three-piece bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving, mature shrubs and summer house. To the front there is a garden with stone flag paving, bedding and off road parking.

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

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Offers Over £185,000



- Tenure Freehold
- Council Tax Band C
- EPC Rating TBC
- Off Road Parking
- End Terraced Cottage With Viewing essential
- Two Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Stunning Ample Sized Rear Garden With Two Summer Houses
- Close Proximity To Local Amenities Houses
- Easy Access To Major Network Links

Ground Floor

Entrance

Composite door to porch.

Porch

3'6 x 2'8 (1.07m x 0.81m)

Two UPVC double glazed frosted stained glass windows, tiled floor and hard wood single glazed frosted door to reception room.

Reception Room

15'1 x 14'11 (4.60m x 4.55m)

UPVC double glazed leaded window, central heating radiator, exposed beams, integrated alcove storage with gas and electric meter, television point, tiled fire place with oak mantle, doors to kitchen and stairs to first floor.

Kitchen

15'1 x 14'11 (4.60m x 4.55m)

UPVC double glazed window, central heating radiator, range of wood panelled wall and base units, granite surface, inset stainless steel sink with mixer tap, space for dual gas and electric oven, integrated extractor hood, space for fridge freezer, plumbed for washing machine and dishwasher, wood clad to ceiling, under stairs storage with boiler, two feature wall lights, part tiled floor, hard wood single glazed frosted stable door to side and UPVC double glazed leaded sliding door to rear.

First Floor

Landing

5'4 x 5'1 (1.63m x 1.55m)

UPVC double glazed leaded window, central heating radiator, loft hatch, doors to two bedrooms and bathroom.

Bedroom One

15'1 x 11'11 (4.60m x 3.63m)

UPVC double glazed leaded window, central heating radiator and original cast iron fire place.

Bedroom Two

12'11 x 9'11 (3.94m x 3.02m)

UPVC double glazed leaded window, central heating radiator, over stairs storage and fitted wardrobe.

Bathroom

7' x 4'10 (2.13m x 1.47m)

Hard wood double glazed frosted window, central heating towel rail, three piece suite, low bowl WC, wood panel bath with traditional tap and electric feed shower, pedestal wash basin with traditional taps, tiled elevation and spotlights.

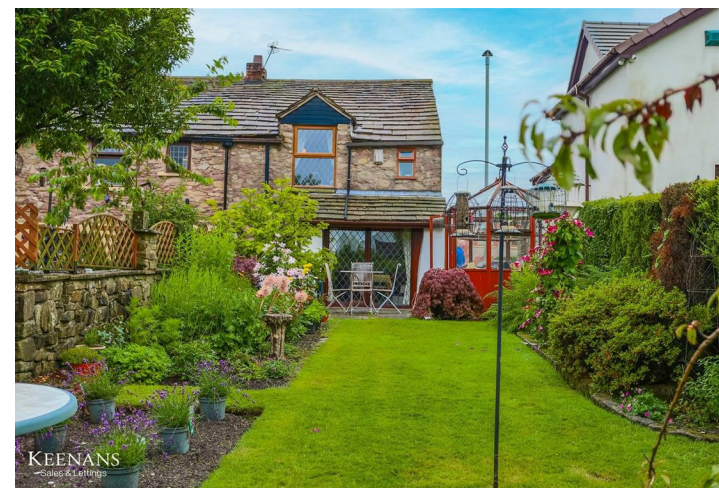
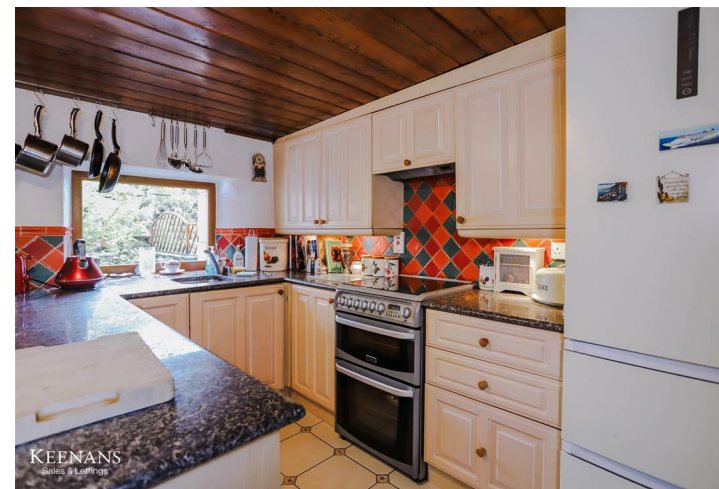
External

Front

Garden with stone flag paving, bedding areas and off road parking.

Rear

Enclosed laid to lawn garden with paving, bedding areas and two Summer houses.



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