



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		
	41	78
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.

## Railway Terrace, Blackburn, BB6 7EQ

### £149,950

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard through with spacious rooms, modern fixtures and fittings and a fantastic ground floor extension, this enviable three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. Not overlooked to the rear and boasting three double bedrooms, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, 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 boasts a fantastic cast iron multi fuel burner and leads through to the main living area and on to a contemporary fitted kitchen. The kitchen leads on to an inner hallway which guides you through to a bathroom and out to the rear. The first floor comprises of doors on to three double bedrooms and a WC. Externally there is an enclosed garden to the rear with artificial lawn, decking, stone chip and paving areas and access on to a detached garage. To the front there is a paved garden.

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



# Railway Terrace, Blackburn, BB6 7EQ

## £149,950

 3  1  2  E

- Exceptional End Terraced Property
- Fantastic Garden Space With Detached Garage
- Off Road Parking
- Freehold
- Three Double Bedrooms
- Perfect Family Home
- EPC Rating E
- Modern Fixtures And Fittings
- Added Ground Floor Extension
- Council Tax Band A

### Ground Floor

#### Entrance

UPVC door to the entrance vestibule.

#### Entrance Vestibule

5'3 x 3'3 (1.60m x 0.99m)

Coving, meter cupboard, hardwood flooring, door to the hallway.

#### Hallway

11'1 x 3'3 (3.38m x 0.99m)

Central heating radiator, coving, hardwood flooring, door to reception room two and staircase to the first floor.

#### Reception Room Two

14 x 11'9 (4.27m x 3.58m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner with stone hearth, slate surround and oak mantle, television point, hardwood flooring, single glazed double doors to reception room one and door to the kitchen.

#### Reception Room One

16'5 x 10'10 (5.00m x 3.30m)

UPVC double glazed bay window, upright central heating radiator, electric modern fire, television point, two feature wall lights, meter cupboard, wood effect laminate flooring.

#### Kitchen

17'11 x 12'1 (5.46m x 3.68m)

Four UPVC double glazed windows, central heating radiator, spotlights, PVC to the ceiling, a range of white wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, integrated electric Bush oven with a four ring electric hob and extractor hood, integrated fridge freezer, plumbing for washing machine, under stairs storage space, wood effect laminate flooring, open to the inner hallway.

#### Inner Hallway

7'1 x 2'11 (2.16m x 0.89m)

Woof effect laminate flooring, door to bathroom, UPVC double glazed frosted door to the rear.

#### Bathroom

8'9 x 7'1 (2.67m x 2.16m)

UPVC double glazed frosted window, central heating radiator, a four piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps, panelled bath with traditional taps, electric feed shower enclosure, wood effect lino flooring.

### First Floor

#### Landing

21'10 x 4'9 (6.65m x 1.45m)

Central heating radiator, coving, loft hatch, over stairs storage cupboard, doors to three bedrooms and WC.

#### Bedroom One

13'10 x 13'9 (4.22m x 4.19m)

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

#### Bedroom Two

13'7 x 9'6 (4.14m x 2.90m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

#### Bedroom Three

9'3 x 7'1 (2.82m x 2.16m)

UPVC double glazed window, upright central heating radiator.

#### WC

7'2 x 3'11 (2.18m x 1.19m)

UPVC double glazed window, central heating radiator, a two piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC, integrated linen cupboard, wood effect laminate flooring.

#### External

#### Front

Paved garden.

#### Rear

Enclosed garden with artificial lawn, stone chip bedding, decking, paving, patio area and access to the detached garage and a single parking space.



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