



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.



Whalley Old Road, Blackburn, BB1 5RH

Offers Over £190,000

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor and outdoor space, ample off road parking and fantastic ground floor extension, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Blackburn. Bursting with potential and boasting enviable gardens, detached garage and no chain delay, this property, once updated, has the potential to be 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 Accrington, Preston, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, kitchen and staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms, bathroom and WC. Externally, there is an enclosed garden to the rear with laid to lawn, paving, bedding, mature shrubs, pergola, summerhouse and access to the detached garage. To the front there is a laid to lawn garden with bedding areas, mature shrubs and ample off road parking.

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

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.

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- Spacious Semi Detached Property
- No Chain Delay
- Off Road Parking and Detached Garage
- Tenure Freehold
- Three Bedrooms
- Bursting with Potential
- Council Tax Band C
- Two Piece Bathroom and WC
- Extensive Rear Garden
- EPC TBC

Entrance Porch

3'3 x 2'8 (0.99m x 0.81m)

UPVC double glazed leaded front door, tiled effect lino flooring and frosted door to hall.

Hall

12'6 x 7'7 (3.81m x 2.31m)

Central heating radiator, storage cupboard, understairs storage, wood effect laminate flooring, hardwood doors to two reception rooms, kitchen and stairs to first floor.

Reception Room One

13'7 x 11'10 (4.14m x 3.61m)

UPVC double glazed bay window, central heating radiator, coving, gas fire with tiled hearth, TV point and wood effect laminate flooring.

Reception Room Two

19 x 10'11 (5.79m x 3.33m)

Two UPVC double glazed windows, two central heating radiators, coving, electric wall mounted fire, dado rail, TV point and UPVC double glazed French doors to rear.

Kitchen

15'4 x 7'7 (4.67m x 2.31m)

UPVC double glazed window, central heating radiator, range of wall and base units, granite effect surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, space for electric oven and fridge freezer, plumbing for washing machine, Baxi boiler, wood panel elevations, wood cladding to the ceiling, tiled effect vinyl flooring and UPVC double glazed frosted door to side.

First Floor

Landing

10'4 x 7'2 (3.15m x 2.18m)

UPVC double glazed frosted window, loft access, smoke alarm, hardwood doors to three bedrooms, family bathroom and WC.

Bedroom One

12 x 11'11 (3.66m x 3.63m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bedroom Two

12 x 11'1 (3.66m x 3.38m)

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

Bedroom Three

7'8 x 7'2 (2.34m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

7'2 x 5'5 (2.18m x 1.65m)

UPVC double glazed frosted window, central heating radiator, wood panel bath with mixer tap and rinse head, pedestal wash basin with traditional taps, tiled elevations, wood cladding to ceiling and spotlights.

WC

4'2 x 2'7 (1.27m x 0.79m)

UPVC double glazed frosted window and dual flush WC.

External

Rear

Enclosed laid to lawn garden with paving, bedding areas, mature shrubbery, summerhouse, pergola and access to detached garage.

Front

Stone chip garden with mature shrubbery and off road parking.

