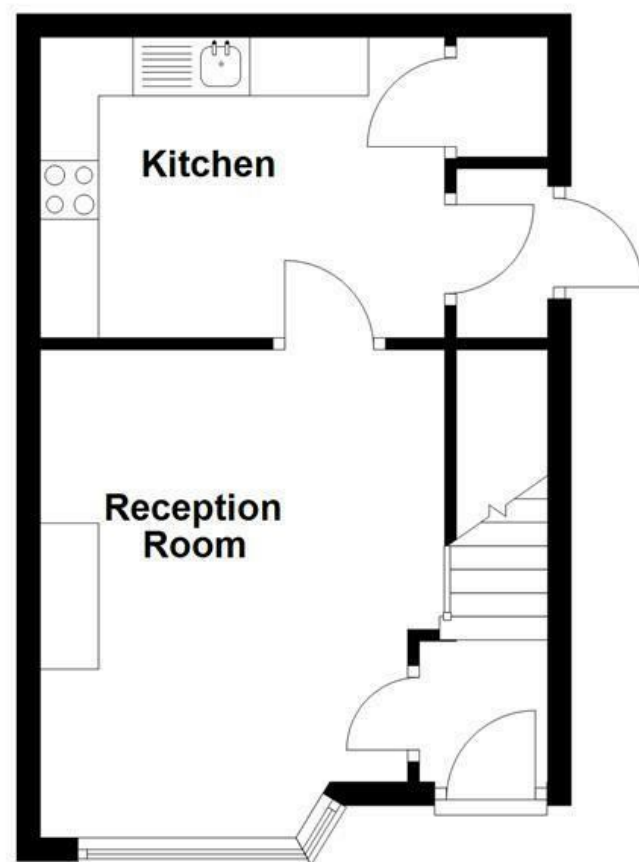
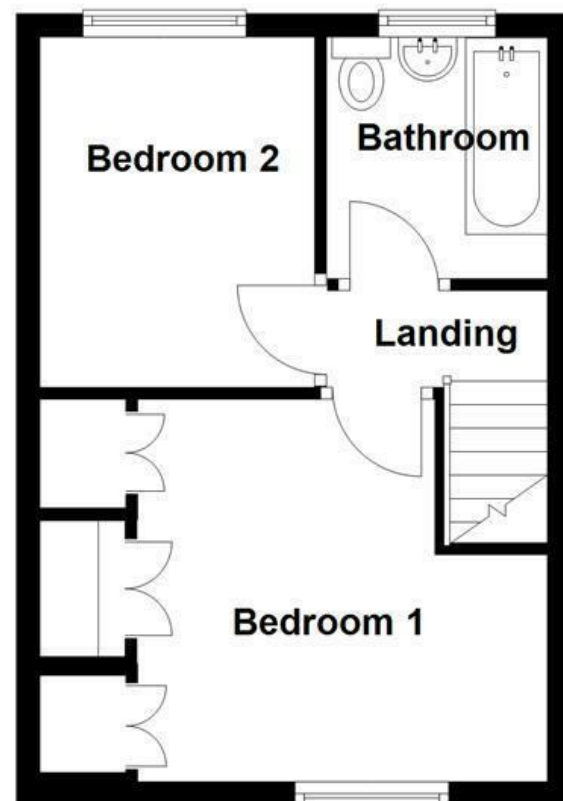


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

St. James's Road, Blackburn, BB1 8ES

£160,000

AN OUTSTANDING SEMI DETACHED PROPERTY

Having been presented and maintained beautifully throughout with modern fixtures and fittings, spacious rooms and off road parking, this enviable two bedroom semi detached property is being proudly welcomed to the market in the sought after location of Blackburn. With modern fixtures and fittings, stylish decoration and two double bedrooms, this 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, Accrington 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 guides you on to a contemporary fitted kitchen. The first floor comprises of doors on to two double bedrooms and a bathroom. Externally there is an enclosed garden to the rear with laid to lawn with paving areas. To the front there is off road parking.

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

St. James's Road, Blackburn, BB1 8ES

£160,000



- Semi Detached Property
- One Reception Room
- Off Road Parking
- EPC Rating: D
- Two Bedrooms
- Three Piece Family Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Hall

4'3 x 3'7 (1.30m x 1.09m)

UPVC double glazed frosted entrance door, central heating radiator, stairs to first floor and single glazed frosted door to reception room.

Reception Room

13'9 x 11'4 (4.19m x 3.45m)

UPVC double glazed window, central heating radiator, gas fire, TV point and door to kitchen.

Kitchen

11'4 x 8'5 (3.45m x 2.57m)

UPVC double glazed window, central heating radiator, spotlights, white wall and base units, granite effect worktops, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, storage cupboard, PVC clad ceiling, lino flooring and under stairs storage with door to rear.

First Floor

Landing

6'3 x 2'8 (1.91m x 0.81m)

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

Bedroom One

14'7 x 10'9 (4.45m x 3.28m)

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

Bedroom Two

9'9 x 8' (2.97m x 2.44m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 6'2 (2.06m x 1.88m)

UPVC double glazed frosted window, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head. PVC clad ceiling and wood effect lino flooring.

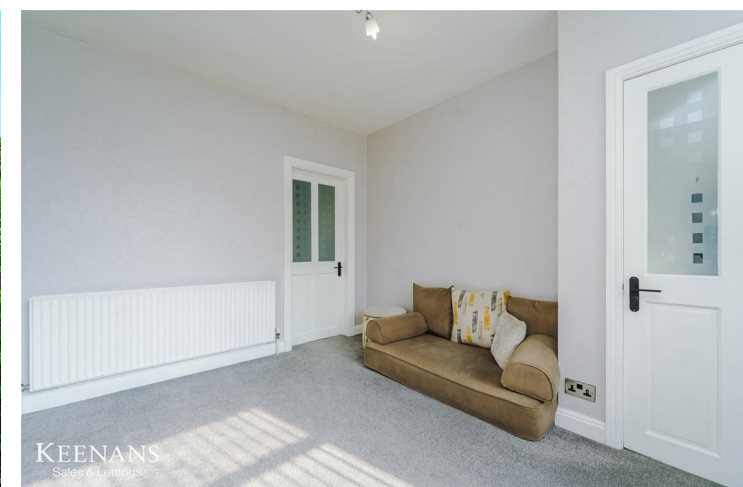
External

Front

Stone chipped area and off road parking.

Rear

Enclosed laid to lawn with paving and bedding areas.



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