



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Blackamoor Road, Guide, BB1 2LG Offers In The Region Of £139,950

NEWLY RENOVATED MID TERRACE COTTAGE

Welcome to Blackamoor Road, Guide, Blackburn - a charming location for this stunning mid-terrace cottage! Recently renovated throughout, this property boasts two bedrooms, each with its own en suite bathroom, offering the perfect blend of comfort and convenience.

Step inside to discover a modern fitted dining kitchen, ideal for whipping up delicious meals and entertaining guests. The spacious interiors provide ample room for relaxation and socialising, making it the perfect first home for anyone looking to move straight in without the hassle of renovations.

Located in the heart of Blackburn, this property is not just a house, but a home filled with warmth and character. Don't miss out on the opportunity to make this delightful cottage your own - book a viewing today and start envisioning your life in this lovely abode on Blackamoor Road!

# Blackamoor Road, Guide, BB1 2LG Offers In The Region Of £139,950



- Stunning Mid Terrace Cottage
- Modern Fitted Dining Kitchen
- Enclosed Rear Yard
- EPC Rating D
- Two Bedrooms
- Ground Floor WC
- Tenure Freehold
- Two En Suite Bathrooms
- Immaculate Presentation Throughout
- Council Tax Band B

## Ground Floor

### Entrance Vestibule

3'2" x 3'1" (0.97 x 0.94)

UPVC double glazed frosted front entrance door and door to reception room.

### Reception Room

15'0" x 12'11" (4.57 x 3.94)

UPVC double glazed window, central heating radiator, wood panelled ceiling, exposed beams, television point and door to inner hall.

### Inner Hall

Doors to WC, kitchen/dining area and stairs to first floor.

### WC

4'5" x 2'8" (1.35 x 0.81)

UPVC double glazed frosted window, part tiled elevations, low base WC, wall hung wash basin with mixer tap and tiled effect flooring.

### Kitchen/Dining Area

18'0" x 9'8" (5.49 x 2.95)

Two UPVC double glazed frosted windows, central heating radiator, range of wood panelled wall and base units with granite effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge, integrated freezer, plumbing for washing machine, partially tiled effect flooring, understairs storage and UPVC double glazed frosted door to the rear.

## First Floor

### Landing

2'7" x 2'6" (0.79 x 0.76)

Doors to two bedrooms.

### Bedroom One

14'9" x 13'2" (4.50 x 4.01)

UPVC double glazed window, central heating radiator, spotlights and door to en suite.

### En Suite

7'10" x 4'0" (2.39 x 1.22)

Central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, direct feed shower enclosed with rinse head, spotlights, extractor fan and vinyl flooring.

### Bedroom Two

12'4" x 8'7" (3.76 x 2.62)

UPVC double glazed window, central heating radiator, loft access and door to en suite.

### En Suite

9'0" x 5'8" (2.74 x 1.73)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap, overhead direct feed shower and rinse head, tiled elevations, spotlights, extractor fan and vinyl flooring.

## External

### Rear

Enclosed yard.

