




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## London Road, Blackburn, BB1 7HA

### £215,000

#### AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor space, neutral interiors and modern fixtures and fittings, this enviable four bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Blackburn. With accommodation over four floors, three bathrooms and fantastic cellar space which could be converted into a third living space or fifth bedroom, 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 Preston, Accrington, Chorley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads on to a contemporary fitted kitchen which leads through to a bathroom, utility room and staircase to the lower ground floor. The lower ground floor leads through to a fantastic cellar space. The first floor comprises of doors on to three double bedrooms, family bathroom and staircase to the second floor. The second floor guides you through to a fourth bedroom which benefits from an en suite shower room. Externally there is an enclosed tiered yard to the rear. To the front there is a gated courtyard with step access.

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



London Road, Blackburn, BB1 7HA

£215,000



4



3



2



E

- Terraced Property

■ Two Reception Rooms

■ On Street Parking

■ EPC Rating: E

■ Four Bedrooms

■ Fitted Kitchen And Separate Utility Room

■ Leasehold

■ Three Bathrooms

■ Enclosed Rear Yard

■ Council tax Band: A

Ground Floor

Vestibule

3'6 x 3'5 (1.07m x 1.04m)

UPVC double glazed frosted leaded entrance door, coving, dado rail and hardwood frosted door to hall.

Hall

13'3 x 3'5 (4.04m x 1.04m)

Central heating radiator, coving, smoke alarm, dado rail, wood effect laminate flooring, stairs to first floor and hardwood single glazed frosted doors to two reception rooms.

Reception Room One

13'8 x 11'11 (4.17m x 3.63m)

UPVC double glazed window, upright central heating radiator, coving, ceiling rose, picture rail, two feature wall lights, gas fire, granite effect hearth and surround, TV point and UPVC double glazed sliding doors to reception room two.

Reception Room Two

13'4 x 12'5 (4.06m x 3.78m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, gas fire, stone hearth and surround, TV point and hardwood single glazed frosted door to kitchen.

Kitchen

15'6 x 7'9 (4.72m x 2.36m)

UPVC double glazed frosted window, upright central heating radiator, spotlights, wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric double oven, five burner gas hob, extractor hood, space for American style fridge freezer, plumbing for dishwasher, door to stairs for lower ground floor, door to bathroom and hardwood single glazed frosted door to utility room.

Utility Room

6'6 x 4'2 (1.98m x 1.27m)

UPVC double glazed frosted window, plumbing for washing machine, space for dryer, polycarbonate roof and UPVC double glazed frosted door to rear.

Bathroom

10'3 x 4'9 (3.12m x 1.45m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, extractor fan, PVC clad ceiling, tiled elevation and tiled floor.

Lower Ground Floor

Inner Hall

23'2 x 3'5 (7.06m x 1.04m)

Double doors to cellar room.

Cellar Room

13' x 11'10 (3.96m x 3.61m)

UPVC double glazed frosted window, power, lighting, wood effect wall and base units, granite effect worktops and hardwood single glazed frosted door to front.

First Floor

Landing

21' x 5'5 (6.40m x 1.65m)

Central heating radiator, dado rail, stairs to second floor and doors to three bedrooms and bathroom.

Bedroom One

15'9 x 13'10 (4.80m x 4.22m)

Two UPVC double glazed windows, central heating radiator, under stairs storage and fitted wardrobes,

Bedroom Two

13'5 x 9'11 (4.09m x 3.02m)

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

Bedroom Three

8'10 x 8' (2.69m x 2.44m)

UPVC double glazed window, central heating radiator and Valliant boiler.

Bathroom

6'10 x 5'4 (2.08m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, L shape panel bath with mixer tap and rainfall shower and rinse head over, extractor fan, PVC clad ceiling, tiled elevation and tiled floor.

Second Floor

Landing

10'6 x 2'7 (3.20m x 0.79m)

Velux window and door to bedroom four.

Bedroom Four

22' x 15'9 (6.71m x 4.80m)

Two Velux windows, smoke alarm, fitted storage and door to en suite.

En Suite

7'7 x 2'10 (2.31m x 0.86m)

Velux window, dual flush WC, pedestal wash basin with mixer tap, shower in corner enclosure, tiled elevation and wood effect lino flooring.

External

Front

Paved courtyard.

Rear

Enclosed yard with covered area.

