


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## London Road, Blackburn, BB1 7NA

### Offers Over £145,000

THREE BEDROOM FAMILY HOME BURSTING WITH POTENTIAL

Situated on the vibrant London Road in Blackburn, this mid-terraced house presents an excellent opportunity for first-time buyers and investors alike. With three well-proportioned bedrooms, this property offers ample space for families or those looking to establish a comfortable home.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. The single bathroom is conveniently located, catering to the needs of a busy household.

Situated in a sought-after location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those who value convenience and community. The potential for further enhancement is significant, allowing new owners to personalise the space to their taste and lifestyle.

This terraced house is not just a home; it is a canvas for your aspirations. Whether you are looking to invest in a promising property or seeking a place to call your own, this residence on London Road is a remarkable find. Do not miss the chance to explore the possibilities that await you in this delightful home.



# London Road, Blackburn, BB1 7NA

## Offers Over £145,000

 3  1  2  C

- Tenure Leasehold
  - On Street Parking
  - Fitted Kitchen And Three Piece Wet Room
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Bursting With Potential
  - Enclosed Rear Yard
- EPC Rating C
  - Ideal Investment Opportunity
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

UPVC double glazed frosted door to vestibule.

#### Vestibule

5'4 x 3'4 (1.63m x 1.02m)  
Meter cupboard, coving and door to hall.

#### Hall

11' x 5'4 (3.35m x 1.63m)  
Central heating radiator, smoke alarm, coving, stairs to first floor, doors to two reception rooms and kitchen.

#### Reception Room One

12'5 x 11'7 (3.78m x 3.53m)  
UPVC double glazed bay window, central heating radiator, coving and gas fire.

#### Reception Room Two

13'3 x 12'4 (4.04m x 3.76m)  
UPVC double glazed bay window, central heating radiator, coving and gas fire.

#### Kitchen

10' x 6'1 (3.05m x 1.85m)  
UPVC double glazed window, panel wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, oven with four ring gas hob, tiled splash back, extractor hood, space for fridge freezer, plumbed for washing machine, PVC to ceiling, tiled effect flooring and UPVC door to rear.

### First Floor

#### Landing

8'5 x 5'7 (2.57m x 1.70m)  
Loft access, smoke alarm, doors to three bedrooms and wet room.

#### Bedroom One

12'6 x 11'7 (3.81m x 3.53m)  
UPVC double glazed window, central heating radiator and fitted storage.

#### Bedroom Two

13'2 x 12'2 (4.01m x 3.71m)  
UPVC double glazed window, central heating radiator and fitted storage.

#### Bedroom Three

8'8 x 6'10 (2.64m x 2.08m)  
UPVC double glazed window and central heating radiator.

#### Wetroom

7'3 x 5'5 (2.21m x 1.65m)  
UPVC double glazed frosted window, central heating radiator, low flush WC, wall mounted wash basin, electric shower, tiled elevation extractor fan, PVC to ceiling and lino flooring.

### External

#### Front

Enclosed courtyard with hedge.

#### Rear

Enclosed tiered yard, block paving and outbuilding.



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