



| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Preston New Road, Blackburn, BB2 7AN

£325,000

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY IN A SOUGHT AFTER LOCATION

Located on the desirable Preston New Road in Blackburn, this charming semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, including an attic conversion that provides additional living space, this property is perfect for families or those seeking extra room for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The separate kitchen is functional and provides ample space for culinary pursuits. A convenient downstairs loo adds to the practicality of the home, ensuring that guests and family members alike can enjoy ease of access.

Upstairs, you will find a family bathroom alongside an en suite, providing a private sanctuary for the master bedroom. The layout is thoughtfully designed to cater to modern living, making it easy to enjoy both privacy and togetherness.

The property boasts front and back gardens, offering a lovely outdoor space for children to play or for hosting summer barbecues. The driveway can accommodate multiple cars, providing off-street parking and enhancing the convenience of daily life.

This home is not only well-situated but also offers the potential for further enhancement, particularly with the attic conversion, which could be developed further, subject to the necessary regulations. With its appealing features and prime location, this property is a wonderful opportunity for those looking to settle in Blackburn.

Preston New Road, Blackburn, BB2 7AN

£325,000



3



null



null



null

- Tenure Leasehold

Off Road Parking

Easy Access To Major Commuter Routes

Council Tax Band E

Viewing Essential

Close Proximity To Local Amenities

EPC Rating TBC

Abundance Of Indoor And Outdoor Space

Ground Floor

Entrance Porch

Hallway

Reception Room One

Reception Room Two

Kitchen/Dining Room

Utility

WC

First Floor

Landing

Bedroom Two

En Suite

Bedroom Three

Bedroom Four

Bathroom

Second Floor

Bedroom One

External