

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Whitebirk Road, Blackburn, BB1 3JB

### Offers Over £160,000

#### A FANTASTIC FAMILY HOME

Located on Whitebirk Road in Blackburn, this charming two-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and modern living space. The property boasts a spacious lounge, which serves as the heart of the home, featuring a stunning media wall that adds a touch of contemporary elegance.

The ground floor is thoughtfully designed with a modern shower room, ensuring convenience for family living. The kitchen is generously sized, providing ample space for culinary creativity and family gatherings.

Outside, the lovely rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or entertaining guests. Additionally, the property includes a driveway that accommodates multiple vehicles, a valuable feature in this bustling area.

Situated in a great location, this home is conveniently close to the town centre, where a variety of amenities await, as well as excellent motorway links for easy commuting. This property is not just a house; it is a wonderful family home ready to welcome its new owners.



# Whitebirk Road, Blackburn, BB1 3JB

## Offers Over £160,000

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- Exceptional Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Immaculate Presentation
- Tenure Freehold
- Three Piece Shower Room
- Low Maintenance Rear Garden
- Council Tax Band A

### Ground Floor

#### Entrance Hall

8'4 x 6'0 (2.54m x 1.83m)

Composite double glazed frosted front door, central heating radiator, smoke detector, wood effect flooring, doors leading to shower room, kitchen, reception room and stairs to first floor.

#### Shower Room

6'10 x 4'6 (2.08m x 1.37m )

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

#### Kitchen

13'8 x 12'8 (4.17m x 3.86m)

UPVC double glazed frosted window, UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect work surfaces and upstands, integrated high rise oven and microwave, four ring induction hob and extractor hood, composite sink and drainer with high spout mixer tap, space for dishwasher, plumbing for washing machine and dishwasher, wood effect flooring and composite double glazed frosted door to rear.

#### Reception Room

15'2 x 11'4 (4.62m x 3.45m )

Two UPVC double glazed windows, central heating radiator, media wall with wall mounted electric fire and television point, smoke detector and wood effect flooring.

### First Floor

#### Landing

3'4 x 3'1 (1.02m x 0.94m )

UPVC double glazed window, loft access and doors leading to two bedrooms.

#### Bedroom One

15'2 x 10'11 (4.62m x 3.33m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

#### Bedroom Two

15'0 x 11'0 (4.57m x 3.35m)

Two UPVC double glazed windows, central heating radiator and over stairs storage.

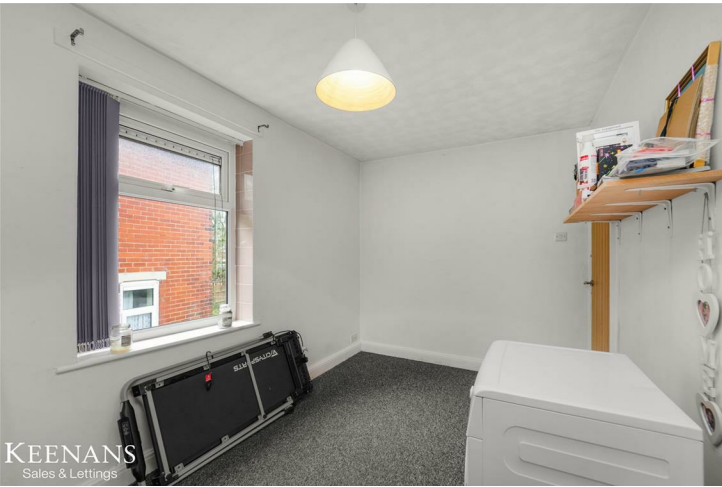
### External

#### Rear

Enclosed garden with artificial lawn and decking.

#### Front

Stone chip driveway and EV charging point.



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