



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	48	80
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Pleckgate Road, Blackburn, BB1 8PN

Offers Over £99,950

TWO BEDROOM COTTAGE IN THE HEART OF BLACKBURN

Nestled on Pleckgate Road in Blackburn, this charming two-bedroom terraced cottage presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts a spacious layout, ensuring ample room for relaxation and entertaining.

One of the standout features of this residence is its large rear garden, which offers a perfect space for outdoor activities, gardening, or simply enjoying the fresh air. This expansive garden is a rare find and adds significant potential for those looking to create their own outdoor oasis.

Conveniently located, the house is in close proximity to a variety of local amenities, including shops, schools, and parks, making it an ideal choice for families and professionals alike. The surrounding area is well-connected, providing easy access to public transport and major roadways, ensuring that you are never far from the vibrant heart of Blackburn.

With its combination of space, potential, and a desirable location, this property is a fantastic opportunity for anyone looking to invest in a home that can be tailored to their personal taste and lifestyle. Do not miss the chance to make this delightful house your own.

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Offers Over £99,950

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- Mid Terrace Cottage
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating E
- Two Bedrooms
 - Bursting with Potential
 - Tenure Freehold
- Two Piece Bathroom Suite and WC
 - Extensive Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Porch

6'8 x 3'0 (2.03m x 0.91m)

Composite double glazed front door, UPVC double glazed windows, meter cupboard, PVC to ceiling, tiled flooring and door to hall.

Hall

4'3 x 3'7 (1.30m x 1.09m)

Doors leading to two reception rooms and stairs to first floor.

Reception Room One

20'11 x 12'0 (6.38m x 3.66m)

Hardwood single glazed window, UPVC double glazed window, two central heating radiators, coving, exposed brick fireplace and UPVC double glazed door to rear.

Reception Room Two

14'3 x 13'10 (4.34m x 4.22m)

Hardwood single glazed window, central heating radiator, exposed beams and open access to kitchen.

Kitchen

14'0 x 5'3 (4.27m x 1.60m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with tiled work surfaces, integrated oven with four ring gas hob, composite sink and drainer with mixer tap, plumbing for washing machine, integrated Worcester boiler, tiled effect lino flooring and UPVC double glazed door to rear.

First Floor

Landing

5'1 x 3'3 (1.55m x 0.99m)

Doors leading to two bedrooms, bathroom and WC.

Bedroom One

16'1 x 15'7 (4.90m x 4.75m)

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

Bedroom Two

14'5 x 12'0 (4.39m x 3.66m)

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

Bathroom

8'3 x 5'8 (2.51m x 1.73m)

UPVC double glazed window, central heating radiator, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, partially tiled elevations and exposed beams.

WC

5'2 x 2'8 (1.57m x 0.81m)

UPVC double glazed frosted window and dual flush WC.

External

Rear

Laid to lawn garden with paved patio, bedding areas, mature shrubbery and trees.

Front

Paved forecourt.