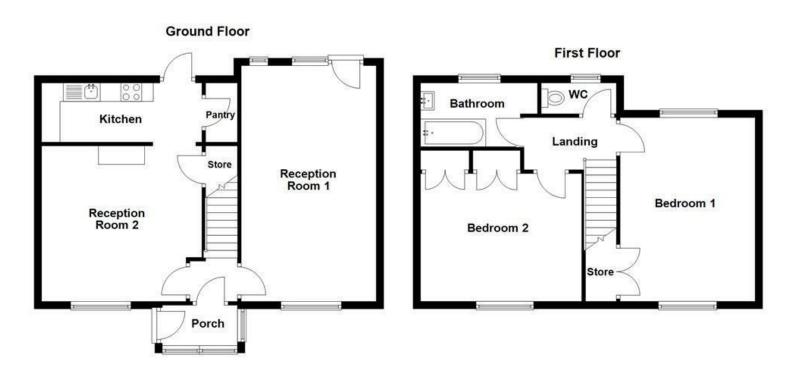
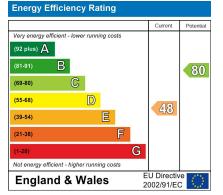
# KEENANS Sales & Lettings





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# 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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Rear

Front

shrubbery and trees.



Bursting with Potential

Two Bedrooms

Tenure Freehold

- Mid Terrace Cottage
- Fitted Kitchen
- On Street Parking
- EPC Rating E

#### **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.

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

#### 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

#### **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

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

UPVC double glazed frosted window and dual flush WC.

#### **External**

Laid to lawn garden with paved patio, bedding areas, mature

- Two Piece Bathroom Suite and WC
- Extensive Rear Garden

- Council Tax Band D

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