



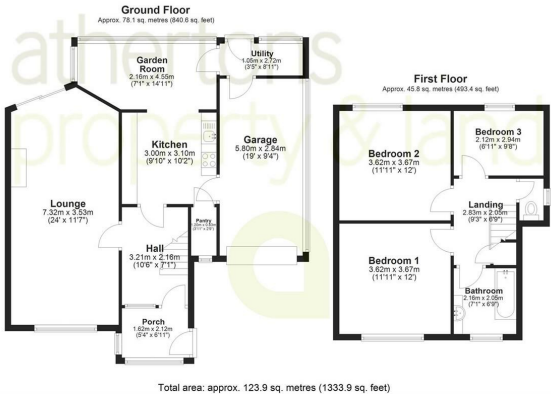
5 Lyndale Close, Blackburn, BB1 9LX  
£300,000



# 5 Lyndale Close, Blackburn, BB1 9LX

A rare opportunity to purchase this superb 1950s semi-detached property, newly available on the market in a highly sought-after location, with stunning open views to the rear and no onward chain. Showcasing a functional and spacious interior, the property boasts many original features as well as exceptionally generous front and rear gardens. This home would appeal to young families or those seeking a quieter location with the potential to put their own stamp on a future home.

Lovingly maintained by its current owners, the property benefits from uPVC double-glazed windows and enjoys fantastic views towards Pendle Hill and beyond to the rear. It is situated on a substantial plot on a quiet street, with off-road parking for two cars, front and rear gardens offering exceptional privacy, and beautiful views to the rear and side. Outside, there is a driveway providing off-road parking for two vehicles, leading to an attached single garage. To the rear, an enclosed private garden presents excellent potential for extending the property, subject to the necessary planning permissions.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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