



Cornwall Road, Blackburn, BB1 4DB

Offers over £225,000

Welcome to this charming house located on Cornwall Road in the picturesque town of Rishton, Blackburn. This property offers a wonderful opportunity for those seeking a new place to call home. Situated in a peaceful neighbourhood, this house provides a perfect blend of comfort and convenience.

As you step inside, you are greeted by a warm and inviting atmosphere. The spacious living /dining area is ideal for relaxing with family and friends, while the well-appointed kitchen provides ample space. From the dining kitchen, you will find a small study and from the entrance hall you will find a downstairs WC. With ample natural light flowing through the windows, the house feels bright and airy.

Upstairs, you will find three bedrooms, two of which benefit from fitted wardrobes and a spacious three piece family bathroom. Externally the property boasts a two tiered garden, garden, garage with electric shutter doors and extensive driveway which can accommodate several cars.

This beautiful is warmed via gas central heating and double glazed windows and doors.

Located in Rishton, Blackburn, this house benefits from being close to local amenities, schools, and transport links, making it a practical choice for families or individuals alike.

Don't miss out on the chance to make this house your own. Call the office on 01254 691352 for more information.

Kitchen 16'8" x 9'2" (5.1 x 2.8)



UPVC double glazed window, a range of cream panelled wall and base units, contrasting worksurface and splash backs, stainless steel sink with mixer tap, double NEFF oven, four ring gas hob, built in window extraction, integrated fridge, dishwasher, plumbing for washing machine, laminate flooring, UPVC double glazed leaded door to the side the side of the property.



Lounge 11'11" x 14'11" (3.65 x 4.57)



UPVC double glazed window, central heating radiator, electric fire with surround, ceiling light, fitted carpet and access to the dining area.



Dining Room 8'9" x 8'11" (2.67 x 2.74)



Single glazed window, ceiling light, central heating radiato, fitted carpet and access to the lounge.

Study 9'10" x 10'0" (3.01 x 3.06)



UPVC Double glazed window over looking the garden, single glazed window, central heating radiator, ceiling light, fitted carpet and access to the kitchen.

Entrance Hall



UPVC double glazed door to the entrance vestibule, UPVC Window, fitted carpet, ceiling light, gas central heating radiator and access to WC, Lounge, Kitchen and first floor.

Downstairs WC



Downstairs WC with dual flush WC, UPVC Double Glazed Window and Baxi Combination Boiler.

Upstairs Hallway



Light and Airy Hallway providing access to three bedrooms and bathroom. Fitted carpet and UPVC Double Glazed Window.

Master Bedroom 11'9" x 10'6" (3.59 x 3.22)



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



Bedroom Two 9'10" x 10'0" (3.01 x 3.06)



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

Bedroom Three 5'10" x 6'5" (1.79 x 1.98)



UPVC double glazed window, central heating radiator, fitted carpets, ceiling lights and fitted single bed.

Bathroom 7'1" x 6'6" (2.16 x 2)



UPVC double glazed frosted window, central heating

radiator, a three piece suite comprising of a bath with shower over head, dual flush WC and wash basin. The bathroom benefits from tiled elevations and tiled flooring.

External



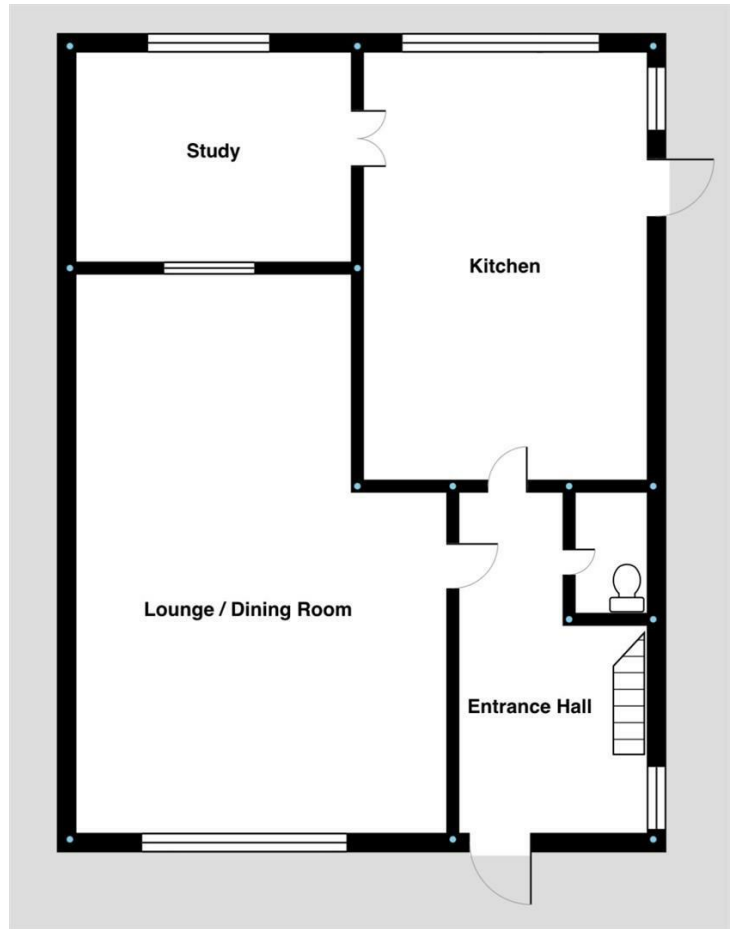
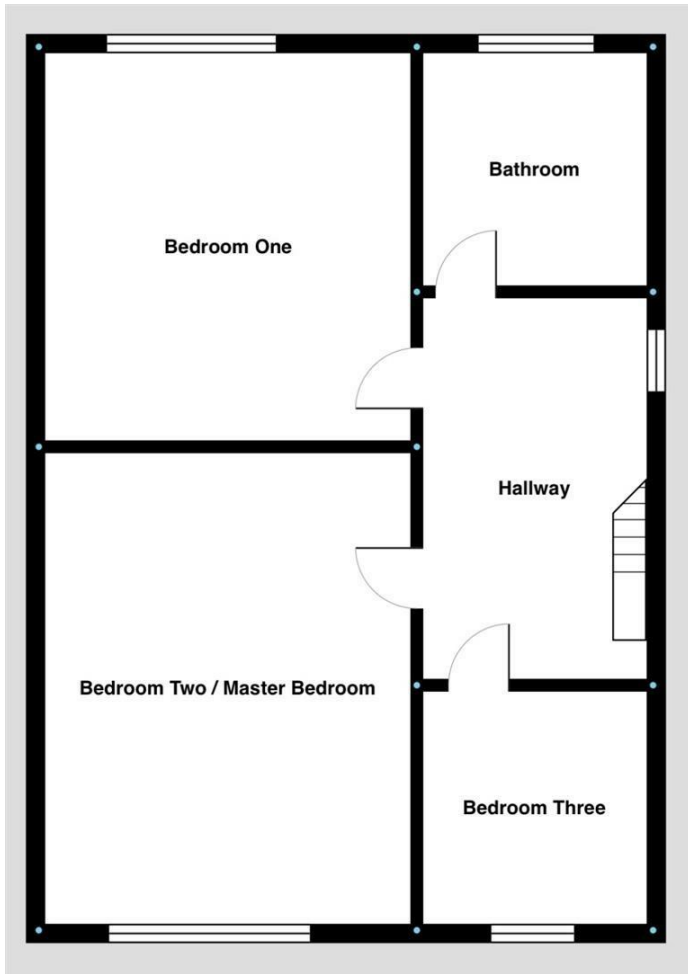
This property occupies a prominent position and allows parking for several cars. There is the added benefit of a garage with electric doors.

Rear Garden

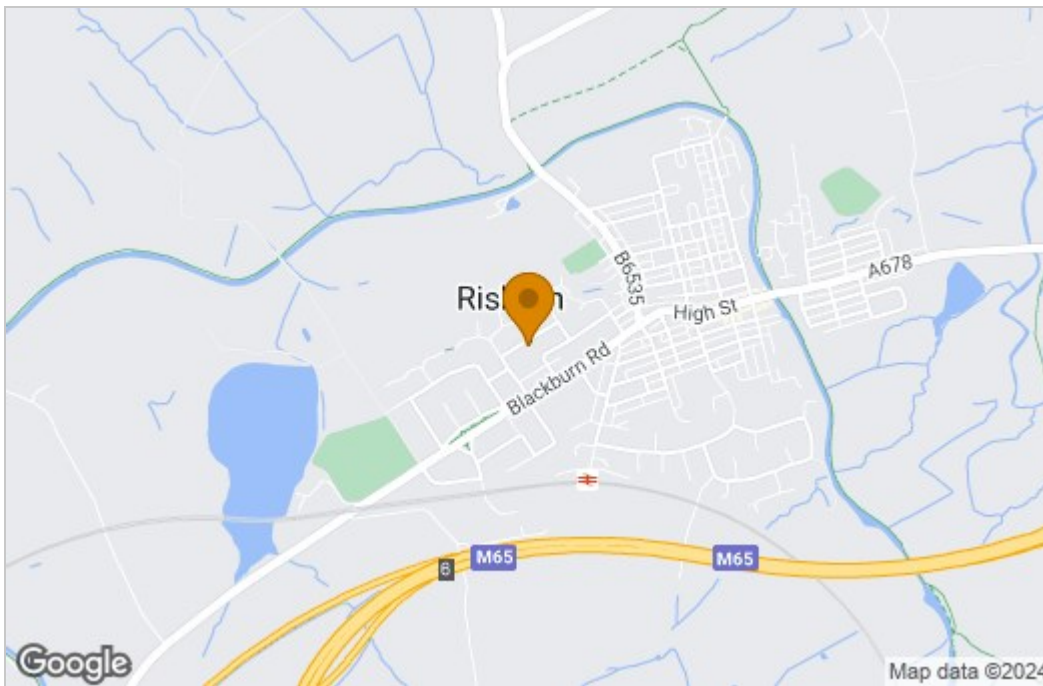


Easy Maintainable Two Tiered Garden.

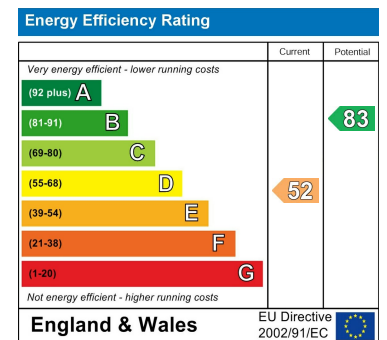
Floor Plan



Area Map



Energy Efficiency Graph



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