



Alder Bank, Blackburn

Offers Over £129,995

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom end-terrace home, located in a popular residential area of Blackburn, Lancashire. This property is ideal for first-time buyers, offering a perfect balance of comfort and modern living. Situated close to local amenities such as shops, schools, and leisure facilities, it provides everything you need for day-to-day convenience. The home is also well-connected, with excellent bus links and easy access to the M65 motorway, offering quick travel to Preston, Burnley, and surrounding areas.

Upon entering the property, you are welcomed by a porch that leads into a spacious and bright lounge. The lounge seamlessly flows into the modern open-plan kitchen, offering a modern workspace and storage. Towards the rear of the property, you'll find a conservatory filled with natural light, providing an additional living space, with doors leading out to the garden – perfect for entertaining or relaxing.

The first floor features two bright bedrooms, both enjoying plenty of natural light. Also on this floor is the family bathroom, which comes equipped with a contemporary suite, including a bath and overhead shower, offering everything needed for everyday comfort.

Externally, the property benefits from a private driveway at the front, providing off-road parking for multiple vehicles. To the rear, there is a secluded garden complete with a patio area, ideal for outdoor dining and relaxing in the warmer months. This charming property offers a wonderful opportunity for first-time buyers looking for a well-located and modern home.







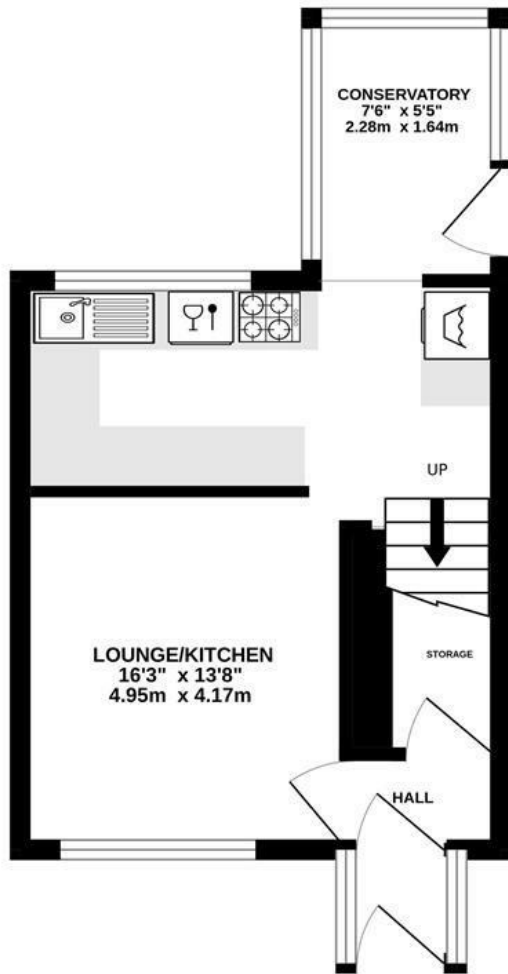




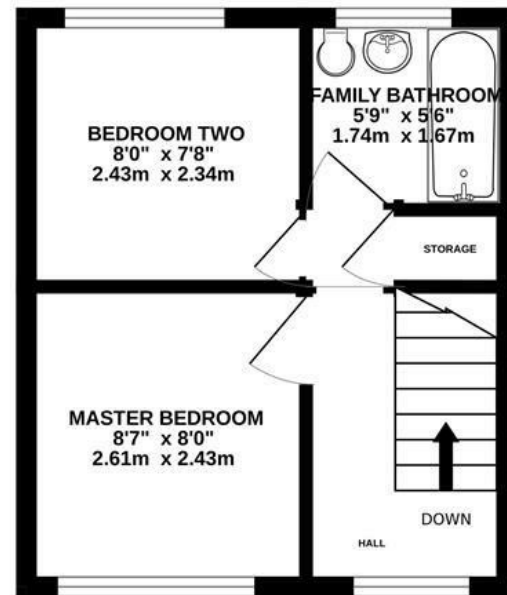


BEN ROSE

GROUND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR
217 sq.ft. (20.1 sq.m.) approx.

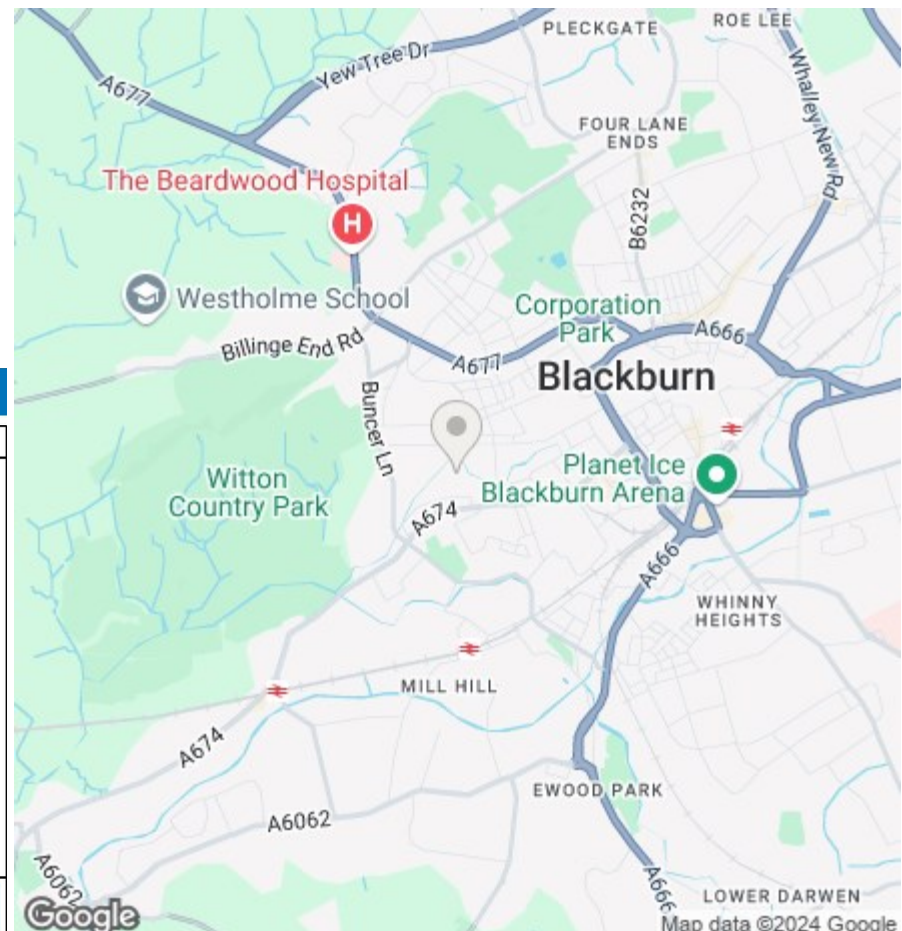


TOTAL FLOOR AREA: 480 sq.ft. (44.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	