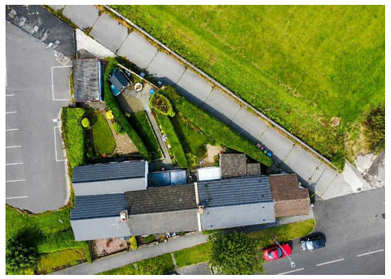
Keenans











Pleckgate Road, Blackburn, BB1 8QA

Offers Over £270,000

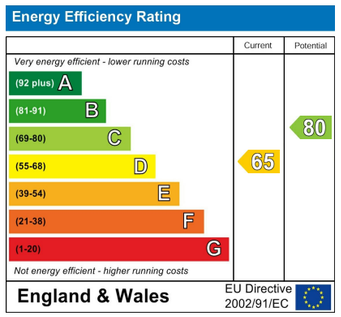
CHARMING THREE BEDROOM END TERRACE COTTAGE

Nestled on Pleckgate Road in Blackburn, this delightful three-bedroom end terrace cottage offers a perfect blend of charm and modern living. As you approach the property, you will be captivated by its picturesque exterior, which showcases original features that add character and warmth to the home.

Upon entering, you are welcomed into a cosy kitchen that is both functional and inviting, ideal for preparing meals and entertaining guests. The property boasts two spacious living areas, providing ample space for relaxation and family gatherings. Each of the three double bedrooms is generously sized, ensuring comfort for all occupants.

The four-piece bathroom is well-appointed, offering both style and convenience. One of the standout features of this cottage is the lovely rear garden, which provides a serene outdoor space to unwind and enjoy the stunning views that surround the property. The property also has a garage to the rear of the property which could be converted to suit your needs.

Situated in a desirable location, this home is perfect for those seeking a peaceful retreat while still being close to local amenities and transport links. This charming cottage is a rare find and is sure to appeal to families and individuals alike. Don't miss the opportunity to make this enchanting property your new home.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Pleckgate Road, Blackburn, BB1 8QA

Offers Over £270,000

3 1 2 D

- Three Double Bedroom End Terrace Cottage
- Four Piece Family Bathroom
- On Street Parking
- Tenure - Freehold
- Two Spacious Reception Rooms
- Beautiful Rear Garden With Stunning Views
- EPC Rating - D
- Original Character Features
- Charming And Well Presented Throughout
- Council Tax Band - C

Ground Floor

Entrance
UPVC door to porch.

Porch
3 x 2'10 (0.91m x 0.86m)
Two frosted windows, door to hall.

Hall
8'7 x 3 (2.62m x 0.91m)
UPVC double glazed window, central heating radiator, doors to two reception rooms and stairs to first floor.

Reception Room Two
16 z 13'4 (4.88m z 4.06m)
UPVC double glazed window, central heating radiator, beams.

Reception Room One
16'2 x 12'1 (4.93m x 3.68m)
UPVC double glazed window, central heating radiator, log burner with brick surround, beams, door to kitchen.

Kitchen
15'6 x 8'11 (4.72m x 2.72m)
UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, serving hatch to reception room two, panelled wall and base units with wood effect surfaces, Belfast sink with mixer tap, five ring hob and oven, extractor hood, lighting, space for fridge freezer, dishwasher, beams, tiled splashbacks, tiled flooring, door to conservatory.

Conservatory
10'7 x 5'7 (3.23m x 1.70m)
UPVC double glazed window, UPVC double glazed frosted ceiling windows, central heating radiator, tiled flooring, UPVC double glazed door to rear.

First Floor

Landing
7'8 x 6'9 (2.34m x 2.06m)
Beams, doors to two bedrooms and door to further landing/office.

Bedroom One
16'9 x 10'10 (5.11m x 3.30m)
Two UPVC double glazed windows, central heating radiator, beams, storage.

Bedroom Two
13'4 x 9'6 (4.06m x 2.90m)
UPVC double glazed window, central heating radiator, beams, storage.

Office/ Further Landing
17 x 6'7 (5.18m x 2.01m)
UPVC double glazed window, central heating radiator, beams, door to bathroom and bedroom three.

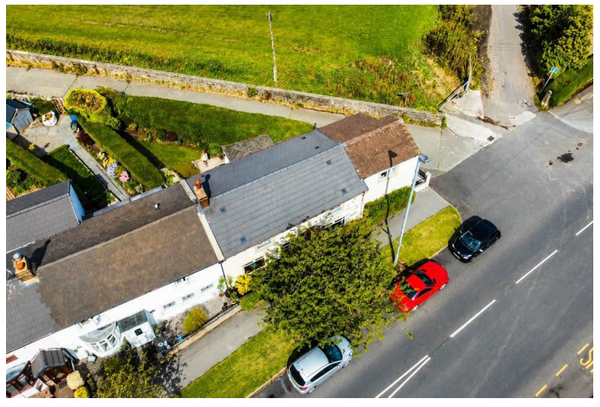
Bedroom Three
13'5 x 8'6 (4.09m x 2.59m)
UPVC double glazed window, central heating radiator.

Bathroom
11'3 x 6'10 (3.43m x 2.08m)
UPVC double glazed frosted window, central heating radiator, four piece suite comprising of a low base WC, pedestal wash basin with traditional taps, freestanding bath with traditional taps and a walk in direct feed shower, spotlights, partial tiled elevations.

External
Enclosed rear garden with laid to lawn garden, shrubbery and stone flagging area.










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