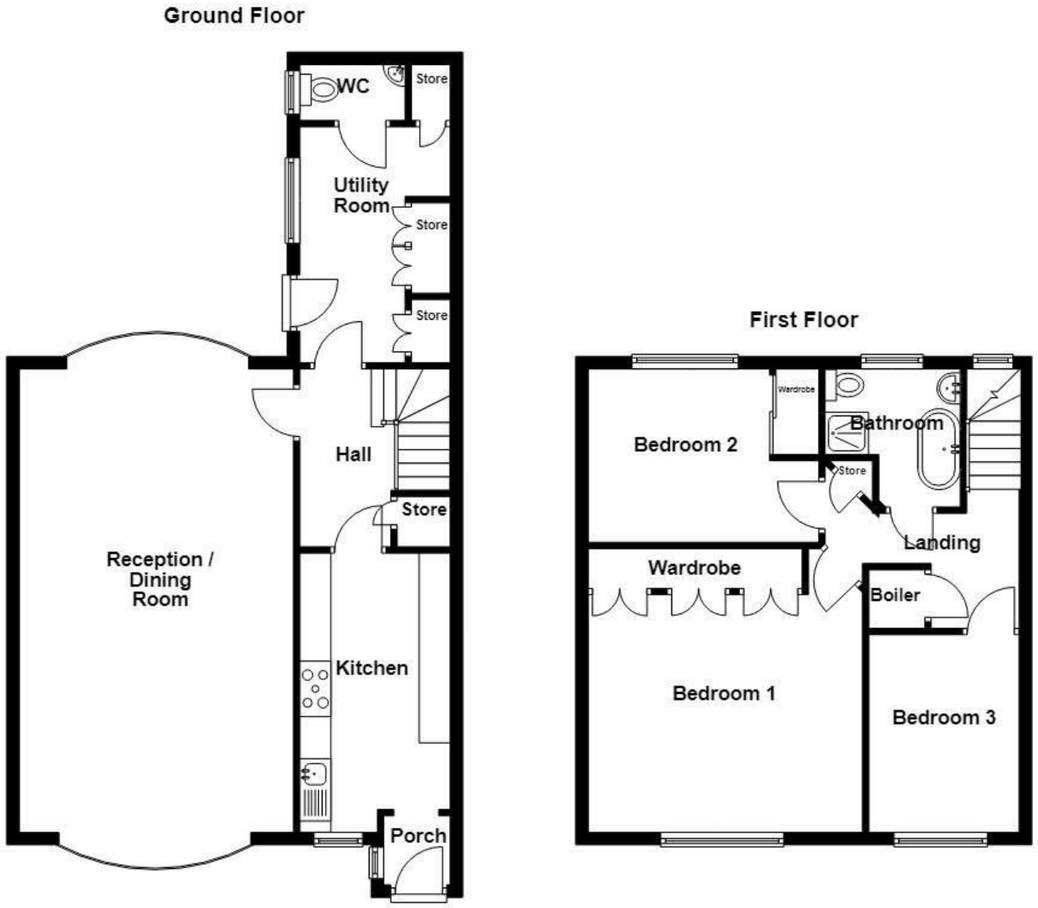
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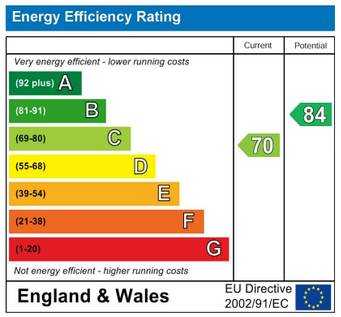












Pall Mall, Blackburn, BB2 6QD

Offers Over £325,000

A FANTASTIC THREE BEDROOM MID TERRACE COTTAGE

Nestled in the heart of Pall Mall, Pleasington, this delightful three-bedroom mid-terrace cottage offers a perfect blend of charm and modern living. As you step inside, you are greeted by spacious living and dining areas, adorned with bright windows that invite an abundance of natural light, creating a warm and welcoming atmosphere.

The property boasts a country-style kitchen, ideal for those who enjoy cooking and entertaining. A separate utility room adds to the convenience, while a downstairs WC enhances practicality for family living. The lovely rear garden is a true highlight, providing a serene outdoor space to relax and enjoy stunning views, making it perfect for both gardening enthusiasts and those who simply wish to unwind.

Upstairs, you will find three generously sized bedrooms, each offering ample space for rest and relaxation. The four-piece bathroom is a luxurious retreat, featuring a free-standing bath and an enclosed shower, ensuring that you have everything you need for your daily routines.

This charming cottage is not just a house; it is a home filled with character and comfort, making it an ideal choice for families or anyone seeking a peaceful retreat in a vibrant community. With its attractive features and convenient location, this property is sure to impress. Don't miss the opportunity to make this lovely cottage your own.

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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Pall Mall, Blackburn, BB2 6QD

Offers Over £325,000

3 2 1 C

- Three Bedroom Mid Terrace Cottage
- Four Piece Family Bathroom
- Off Road Parking
- EPC Rating - C
- Two Spacious Reception Rooms
- Downstairs WC
- Council Tax Band - E
- Country Style Kitchen And Utility Room
- Beautiful Rear Garden With Stunning Views
- Tenure - Freehold

Ground Floor

Entrance
Hardwood barn door to porch.

Porch
3'8 x 3'6 (1.12m x 1.07m)

Stone elevations, stone tiled flooring, open to kitchen.

Kitchen
14'8 x 7'1 (4.47m x 2.16m)

Timber double glazed window, central heating radiator, panelled wall and base units with wood effect surfaces, Belfast sink with mixer tap, five ring gas range master hob and oven, extractor hood, integrated fridge freezer, beams, spotlights, tiled flooring, door to hall.

Hall
9'5 x 8'1 (2.87m x 2.46m)

Central heating radiator, smoke alarm, security alarm, door to utility and reception/dining room.

Utility Room
12'5 x 8'6 (3.78m x 2.59m)

Frosted window, storage, plumbing for washing machine, tiled flooring, hardwood door to rear, door to WC.

WC
5'7 x 2'11 (1.70m x 0.89m)

Two piece suite comprising of a low basin WC and a wall mounted wash basin with traditional taps, tiled flooring.

Reception/ Dining Room
24'5 x 14'8 (7.44m x 4.47m)

Two timber double glazed bow windows, two central heating radiators, beams, feature wall lights, log burner with brick surround.

First Floor

Landing
10 x 5'5 (3.05m x 1.65m)

Timber double glazed window, central heating radiator, smoke alarm, loft access, door to three bedrooms, bathroom, storage and boiler cupboard.

Bedroom One
14'11 x 14'4 (4.55m x 4.37m)

Timber double glazed window, central heating radiator, feature wall lights, fitted wardrobes.

Bedroom Two
12'2 x 9 (3.71m x 2.74m)

Timber double glazed window, central heating radiator, fitted wardrobes.

Bedroom Three
10'5 x 7'6 (3.18m x 2.29m)

Timber double glazed window, central heating radiator.

Bathroom
9'8 x 7'5 (2.95m x 2.26m)

Timber frosted window, central heating radiator, four piece suite comprising of a low base WC, pedestal wash basin with traditional taps, enclosed direct feed rainfall shower, free standing bath with mixer tap and rinse head, spotlights, extractor fan, partial panelled and partial tiled elevations, timber flooring.

External

Rear
Enclosed laid to lawn garden, stone flagged area, decking, bedding areas and shed.

Front
Stone flagged area, mature shrubbery and bedding areas.










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