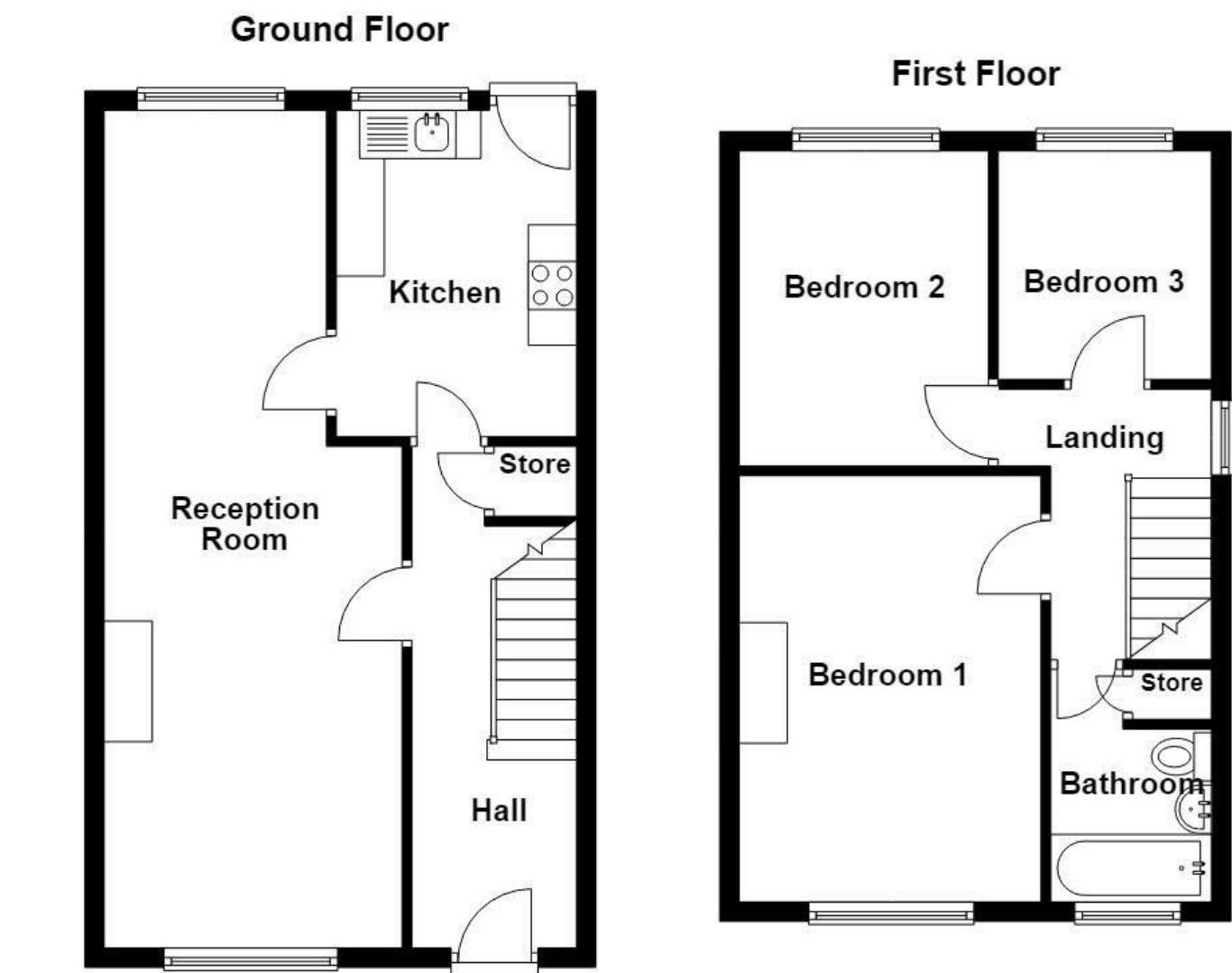




Beech Close, Blackburn, BB1 9JF

£170,000

THREE BEDROOM SEMI DETACHED PROPERTY BURSTING WITH POTENTIAL

Nestled in the tranquil Beech Close of Clayton Le Dale, Blackburn, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious living area, perfect for both relaxation and entertaining, allowing for a comfortable lifestyle in a welcoming environment.

The fitted kitchen is designed with practicality in mind, providing ample space for culinary creations and family gatherings. The three-piece bathroom adds to the convenience of the home, ensuring that all essential amenities are readily available.

Outside, the property features a charming garden, ideal for enjoying the fresh air or cultivating your own green space. The driveway accommodates multiple cars, offering ease of access and parking for residents and guests.

This home is sold with no chain, making the buying process straightforward and efficient. With its potential for personalisation and improvement, this property is bursting with possibilities, allowing you to create a space that truly reflects your style and needs.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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		

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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£170,000

3 1 1 C

- Three Bedroom Semi Detached Home
 - Fitted Kitchen
 - Driveway Providing Off Road Parking
 - Tenure - Freehold
- Bursting With Potential
 - Gardens To Front And Rear
 - EPC Rating - C
- Spacious Living Room
 - Sold With No Chain Delay
 - Council Tax Band - C

Ground Floor

Hall
17'1 x 5'7 (5.21m x 1.70m)

Reception Room
28'6 x 10'2 (8.69m x 3.10m)

Kitchen
11'10 x 8'2 (3.61m x 2.49m)

First Floor

Landing
8'2 x 8 (2.49m x 2.44m)

Bedroom One
14'5 x 10'10 (4.39m x 3.30m)

Bedroom Two
10'2 x 8'6 (3.10m x 2.59m)

Bedroom Three
8'4 x 7'10 (2.54m x 2.39m)

Bathroom
8'10 x 5'6 (2.69m x 1.68m)

External

Front
Stone chippings, driveway, bedding areas.

Rear
Tiered garden with steps, bedding areas, mature shrubbery.

