



Tower Road, Blackburn, BB2 5LE

Offers over £299,950

Nestled on the charming Tower Road in Blackburn, this remarkable house is a true gem that promises to impress. With no expense spared in its design and upkeep, this property offers a perfect blend of comfort and elegance.

Upon entering, you are greeted by a beautiful entrance hall followed by two inviting reception rooms, ideal for both relaxation and entertaining guests. The spacious layout allows for a seamless flow between the living areas, creating a warm and welcoming atmosphere. One of the standout features of this home is the downstairs WC and spacious utility room which makes daily life that much easier.

The house boasts three well-proportioned bedrooms, providing ample space for family or guests. The bathroom is thoughtfully designed, ensuring convenience and comfort for all.

Step outside to discover a garden that is nothing short of a tranquil oasis. This outdoor space is a true place of beauty, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The idyllic location further enhances the appeal of this property, offering a peaceful retreat while still being conveniently close to local amenities.

This must-see home is a rare find in Blackburn, combining modern living with a touch of charm. Whether you're a first time buyer or looking to find your forever home, this property is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this stunning house your new home.

External



This charming semi-detached property is located in the heart of Blackburn, offering a prime residential setting. The driveway provides generous space for off-road parking, ensuring convenience for residents and guests alike.



Entrance Hall



The entrance features a composite front door and a frosted UPVC double-glazed window, enhancing both aesthetics and energy efficiency. Inside, a central heating radiator provides warmth, while a dado rail complements the woodwork throughout the space. The engineered wood flooring adds a modern touch, and a ceiling light illuminates the area. Doors lead to two reception rooms, the kitchen, and the staircase to the first floor, creating a seamless flow between the different living spaces.

Reception Room One



This reception room is currently serving as a dining

area and features a double-glazed bay window at the front, providing ample natural light. It is equipped with a gas central heating radiator, a stylish gas fireplace with an attractive surround, and a ceiling light fixture. The flooring is carpeted, adding to the room's warmth and comfort.



Reception Room Two



The second reception room features a double-glazed bay window that offers a picturesque view of the lovely garden at the back of the property. It is equipped with a gas central heating radiator, an elegant inset gas fire controlled via a remote control, a ceiling light and is finished with carpeted flooring.



Kitchen



The kitchen features a UPVC double-glazed window that offers a picturesque view of the garden. The kitchen is equipped with a selection of white gloss wall and base units paired with contrasting work surfaces, along with an integrated oven, hob, and extractor fan. Mirrored splashbacks enhance the aesthetic, while under-counter lighting adds functionality. Additional amenities include an inset sink with a chrome mixer tap, a wine cooler, integrated dishwasher and Karndean tiled flooring, all providing convenient access to the utility room.



Utility Room



The property features a front entrance with a UPVC double glazed frosted window and door, while the rear of the utility room is equipped with a UPVC double glazed door that leads directly to the garden. Inside, there is a stylish arrangement of panelled wall and base units complemented by matching work surfaces. The Utility Room includes an integrated fridge and freezer, plumbing for a washing machine and is finished with Karndean tiled flooring and ceiling with spotlights. Additionally, a combination boiler is installed for efficient heating.





Downstairs WC



The downstairs WC features a WC, a wall-mounted vanity sink and a storage unit, all complemented by stylish panelled walls, ceiling light and karndean tiled flooring.



Bedroom One



Bedroom one is equipped with fitted carpet, a ceiling light, a gas central heating radiator, a UPVC double glazed window, and built-in wardrobes.





Bedroom Two



Bedroom two offers a view of the garden and comprises of UPVC double glazed window to the front of the property, fitted carpet, a ceiling light, a gas central heating radiator, fitted carpets and built-in wardrobes.

Bedroom Three



Bedroom three comprises of UPVC double glazed window to the front of the property, fitted carpet, a ceiling light, a gas central heating radiator and fitted carpets.



the aesthetic appeal, while a ceiling light and Karndean flooring contribute to a modern and functional space.



Bathroom and WC



This property features the added benefit of a separate WC and bathroom, enhancing the convenience of family living.



Bathroom



The bathroom features a UPVC double-glazed frosted window that ensures privacy while allowing natural light to filter in. It is equipped with a towel radiator for added comfort and a P-shaped bath complete with mains fed overhead shower and a protective shower screen. The design includes stylish wall-mounted chrome taps and a corner sink, complemented by an extractor fan for ventilation. Tiled elevations enhance

WC



Separate WC comprising of dual flush WC, ceiling light, stylish panelled wall, Vinyl flooring on top of Karndean Flooring and UPVC Double Glazed Frosted Window.

Garden



Experience the tranquillity of this enchanting garden, framed by mature trees and flowering shrubs that dance softly in the summer air. The landscape is meticulously arranged with a variety of textures and colours, creating a visually appealing environment. Adjacent to the house, the first patio serves as an ideal spot for savouring morning coffee, while a second patio, situated deeper within the garden, lies beside a charming summer house equipped with electricity for indoor comfort. Next to the summer house, a shed provides convenient storage solutions, again offering electricity. The expansive lawn enhances the garden's allure, making it a secluded haven that is beautifully designed for both relaxation and entertaining.







Summer House

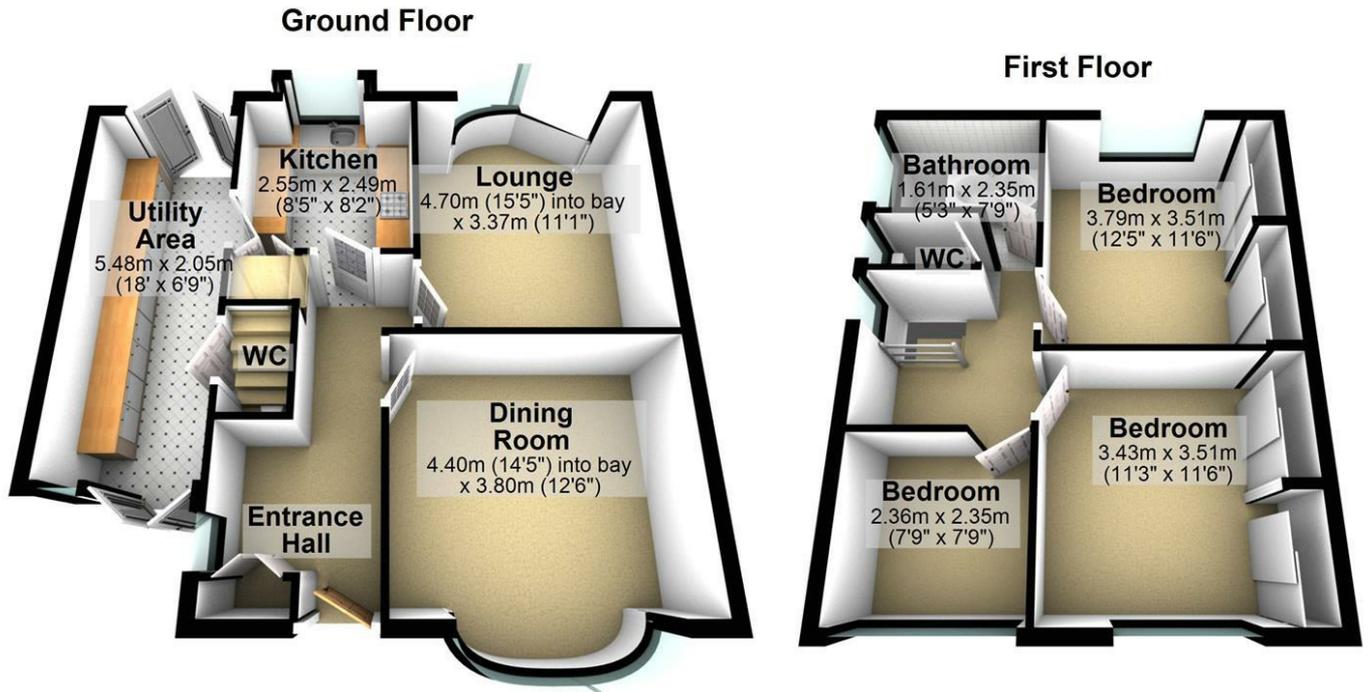


External



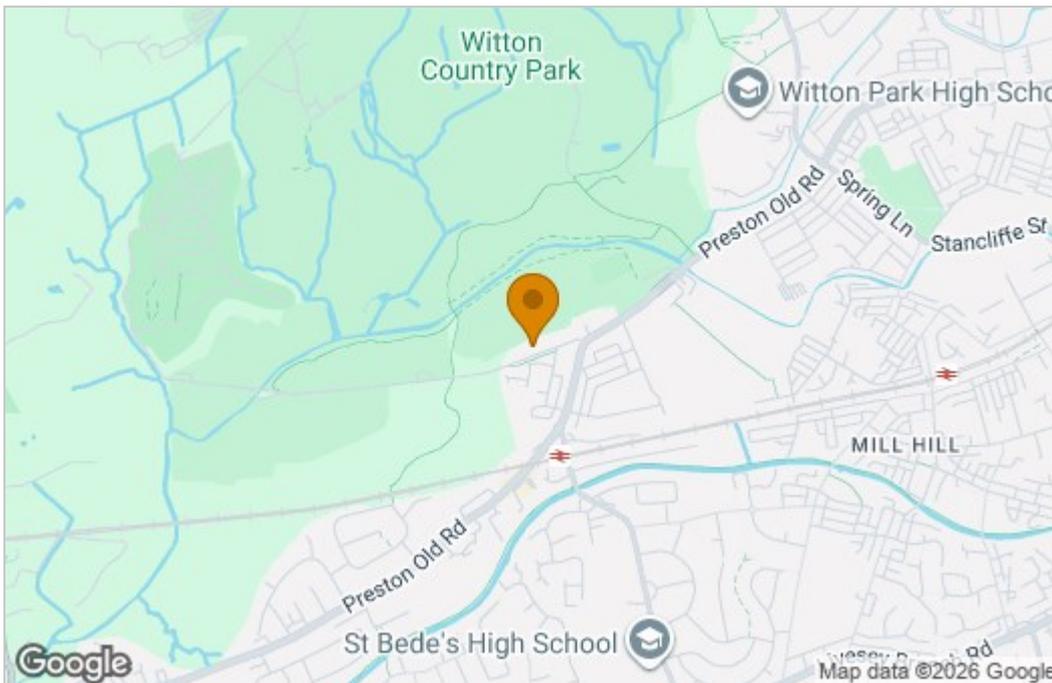


Floor Plan

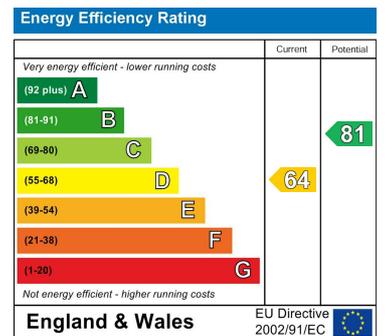


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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334 Bolton Road, Blackburn, Lancashire, BB2 4HY

Tel: 01254 691352 Email: enquiries@duffinsestateagents.co.uk <https://www.duffinsestateagents.co.uk/>