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452 Gisburn Road
Blacko
BB9 6LZ



For Sale

Price £190,000

- Elevated mid-terrace property
- Sought-after Gisburn Road location
- Within walking distance of Blacko Primary School
- Garden frontage
- Spacious lounge with wood-burning stove
- Modern fitted kitchen (installed within last 5 years)
- Integrated microwave, oven, hob & dishwasher
- Breakfast bar & rear porch
- Two bedrooms (double & small double)
- Rear yard with rural aspect beyond



Situated in the highly desirable village of Blacko, this elevated mid-terrace home on Gisburn Road offers a superb blend of character, comfort and countryside surroundings. Set back from the road with a garden frontage, the property enjoys an attractive position and benefits from a pleasant rural aspect to the rear. The home is also within walking distance of Blacko Primary School, making it particularly appealing to young families.

The accommodation begins with a spacious lounge to the front, beautifully presented and centred around a charming wood-burning stove which provides a warm and inviting focal point. The elevated position allows for excellent natural light, enhancing the welcoming feel of the space.

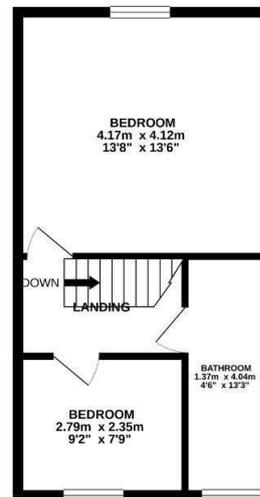
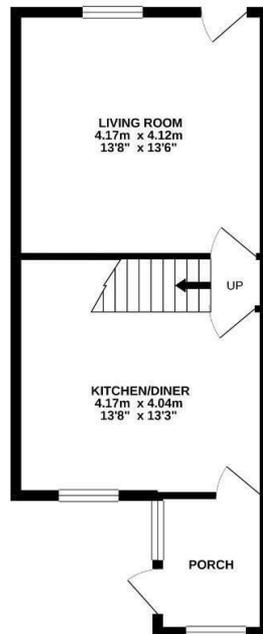
To the rear is a modern fitted kitchen, installed within the last five years and thoughtfully designed with both style and practicality in mind. It incorporates integrated appliances including a microwave, oven, hob and dishwasher, along with a breakfast bar ideal for informal dining. A useful rear porch provides additional storage and access out to the yard.

To the first floor, there is a well-proportioned double bedroom to the front and a small double bedroom to the rear. The contemporary three-piece bathroom suite is finished to a modern standard.

Externally, the property benefits from a front garden and rear yard with rural aspect beyond

GROUND FLOOR
38.1 sq.m. (410 sq.ft.) approx.

1ST FLOOR
34.0 sq.m. (366 sq.ft.) approx.



TOTAL FLOOR AREA: 72.1 sq.m. (776 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and the responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.
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