



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(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	

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Rosa Way, Blackburn, BB1 8AQ

£264,950

AN UNMISSABLE THREE BED DETACHED FAMILY HOME IN LAMMACK

Nestled in the desirable area of Lammack, Blackburn, this charming three-bedroom detached house presents an excellent opportunity for a growing family. The property has been well maintained, ensuring a comfortable and inviting atmosphere for its future occupants.

As you step inside, you will find spacious living areas that are perfect for family gatherings and entertaining friends. The well-appointed kitchen offers ample space for culinary adventures, while the bedrooms provide a peaceful retreat for rest and relaxation.

The location is particularly sought after, known for its friendly community and convenient access to local amenities, schools, and parks. This makes it an ideal setting for families looking to settle in a welcoming neighbourhood.

With its combination of space, comfort, and a prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Rosa Way, Blackburn, BB1 8AQ

£264,950



- Detached Property
- Kitchen Diner
- Enclosed Rear Garden
- Tenure: Freehold
- Three Bedrooms
- Downstairs w/c
- EPC: B
- One Reception Room
- Family Bathroom & En Suite
- Council Tax Band: D

Hallway

14'7 x 6'4 (4.45m x 1.93m)

Composite front door, smoke alarm, four hardwood doors leading to reception room, kitchen diner, w/c and stairs to first to first floor.

Reception Room

UPVC double bay window, UPVC double glazed window, two central heating radiators and television point.

Kitchen Diner

17'10 x 8'10 (5.44m x 2.69m)

UPVC double glazed window, central heating radiator, a range of glossed base and wall units, laminate work surfaces, stainless steel one and half sink with mixer tap & draining board, integrated electric oven, four ring gas hob, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, UPVC double glazed french door to garden and lino flooring.

W/C

6'4 x 3'1 (1.93m x 0.94m)

UPVC double glazed frosted glass window, central heating radiator, two piece suite, vanity basin with mixer tap, dual flush w/c and tile effect lino flooring.

First Floor

Landing

10'7 x 9'7 (3.23m x 2.92m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm, five hardwood doors to bedroom one, bedroom two, bedroom three and family bathroom.

Bedroom One

12'11 x 10' (3.94m x 3.05m)

Two double glazed UPVC windows, central heating radiator.

Bedroom Two

11'7 x 8'5 (3.53m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'5 x 8'2 (2.57m x 2.49m)

UPVC double glazed window and central heating radiator.

En Suite

6'4 x 5'7 (1.93m x 1.70m)

UPVC double glazed frosted window, central heating

radiator, three piece suite, floating basin with mixer tap, dual flush w/c, shower enclosure with direct feed shower with rinse head, tile effect lino flooring.

Bathroom

6'8 x 6'6 (2.03m x 1.98m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, floating basin with mixer tap, panel bath with waterfall tap.



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