



Coldstream Place, Blackburn, BB2 3AU
Starting Bid £175,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- No Chain Delay
- Four Good-Sized Bedrooms
- Renovated to a High Standard
- Three Reception Rooms
- Newly Fitted Kitchen & Bathroom
- Large Decked Entertaining Area
- Driveway & Brick-Built Garage

Coldstream Place, Blackburn

A superb opportunity to acquire this beautifully presented four-bedroom family home, occupying a generous plot within a peaceful cul-de-sac location. Having been extensively renovated to exacting standards by the current owner, the property offers spacious, ready-to-move-into accommodation with no onward chain.

Designed with modern family living in mind, the accommodation comprises three well-proportioned reception rooms, including a dining room situated off the newly fitted kitchen, creating an ideal space for both everyday living and entertaining. Patio doors lead directly onto a substantial decked seating area overlooking the gardens. A useful ground floor WC completes the downstairs accommodation.

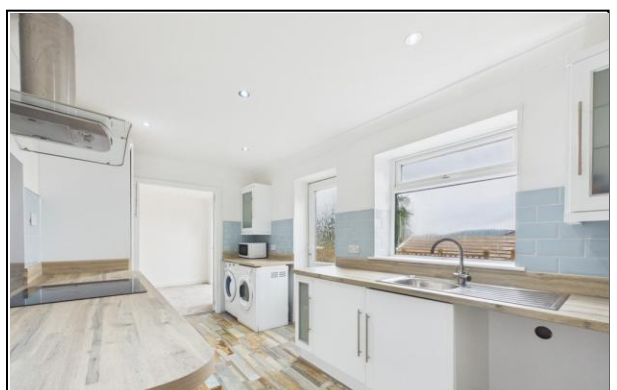
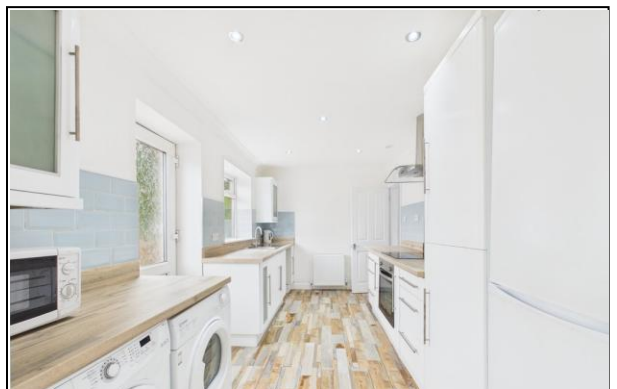
To the first floor are four generously sized bedrooms together with a stylish, newly fitted family bathroom. The high standard of finish throughout allows prospective purchasers to move straight in and enjoy the home from day one.

Externally, the property benefits from attractive, well-established gardens surrounding the home, designed for ease of maintenance whilst providing excellent outdoor space for families and those who enjoy spending time outdoors. A lengthy driveway provides ample off-road parking for several vehicles, as well as space for a boat, caravan or motorhome, and leads to a brick-built garage with electric roller door, power and lighting.

Coldstream Place is conveniently situated close to a wide range of local amenities, well-regarded schools, Royal Blackburn Hospital, Blackburn town centre and the M65 motorway network, making it an excellent choice for families, commuters and healthcare professionals alike. Its quiet cul-de-sac position offers a desirable balance of privacy and convenience.

Offered with no chain delay, the property will also appeal to investors, with an anticipated rental income of approximately £1,000 per calendar month, representing an attractive gross yield of almost 7% based on the asking price.

Early viewing is highly recommended to appreciate the quality, space and location this exceptional home has to offer.



Coldstream Place, Blackburn

HALLWAY

2' 11" x 3' 3" (0.89m x 0.99m)

LIVING ROOM

13' 6" x 11' 4" (4.11m x 3.45m)

LIVING ROOM TWO

9' 9" x 8' 11" (2.97m x 2.72m)

MODERN FITTED KITCHEN

14' 7" x 8' 0" (4.44m x 2.44m)

DINING ROOM

10' 8" x 8' 10" (3.25m x 2.69m)

DOWNSTAIRS W.C.

4' 11" x 2' 6" (1.5m x 0.76m)

LANDING

BEDROOM ONE

13' 1" x 11' 6" (3.99m x 3.51m)

BEDROOM TWO

10' 1" x 9' 6" (3.07m x 2.9m)

BEDROOM THREE

9' 7" x 8' 3" (2.92m x 2.51m)

BEDROOM FOUR

10' 3" x 9' 6" (3.12m x 2.9m)

FAMILY BATHROOM SUITE

6' 7" x 6' 2" (2.01m x 1.88m)

GARAGE

15' 3" x 15' 9" (4.65m x 4.8m)

GARDENS

Generous gardens surround the property with a large decked area (3.40 x 8.22 m).

Driveway to the side leading to a brick built garage with electric roller door and power and lighting.

COVERAGE

BROADBAND

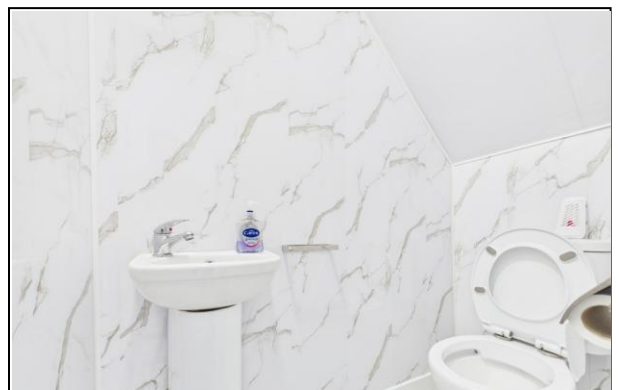
We are advised that the property can obtain Fibre to the Property (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Coldstream Place, Blackburn

TENURE

The property is **Leasehold**

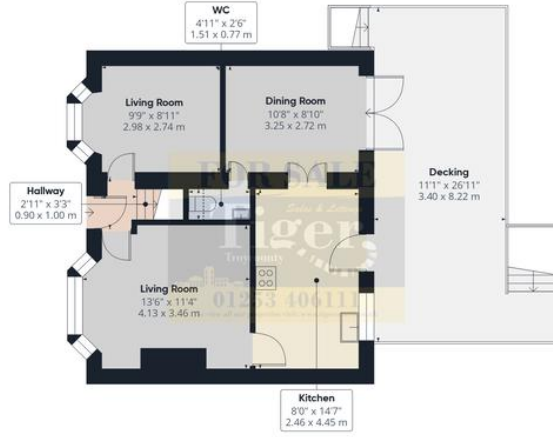
COUNCIL TAX

Band "**A**"

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

02/06/2026



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

986 ft²
91.6 m²

Balconies and terraces

318 ft²
29.5 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

