



Tomlinson Place, Blackburn, BB1 4AY

Offers Over £190,000

A MODERN THREE BEDROOM SEMI DETACHED HOME

Welcome to this charming three-bedroom semi-detached house located in the desirable area of Tomlinson Place, Rishton, Blackburn. This property is an ideal choice for families or first-time buyers seeking a comfortable and inviting home.

As you enter, you are greeted by a spacious lounge that offers a perfect space for relaxation and entertaining. The modern kitchen diner is a standout feature, providing a contemporary setting for family meals and gatherings. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

The property boasts a lovely garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. It is a wonderful space for children to play or for hosting summer barbecues with friends and family.

On the first floor, you will find a well-appointed bathroom, along with three generously sized bedrooms. Each room offers ample space and natural light, making them perfect for rest and relaxation.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		
		

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- Three Bedroom Semi Detached
- Generous Rear Garden
- Off Road Parking
- Tenure - Freehold
- Spacious Family Lounge
- Ideal First Time Buy
- EPC Rating - B
- Modern Kitchen Diner
- Popular Residential Location
- Council Tax Band - B

Ground Floor

Hall

7 x 5'5 (2.13m x 1.65m)

Reception Room

16'2 x 10'1 (4.93m x 3.07m)

Kitchen Diner

13'8 x 10'11 (4.17m x 3.33m)

WC

5'9 x 3'2 (1.75m x 0.97m)

First Floor

Landing

9'7 x 6'1 (2.92m x 1.85m)

Bedroom One

13'6 x 8'3 (4.11m x 2.51m)

Bedroom Two

12'7 x 7'3 (3.84m x 2.21m)

Bedroom Three

9 x 6'1 (2.74m x 1.85m)

Bathroom

7'3 x 6'1 (2.21m x 1.85m)

External

Front

Laid to lawn garden, bedding areas, mature shrubs and paved path to front entrance door.

Rear

Paved patio, laid to lawn garden, bedding areas, mature shrubs, outdoor tap, timber shed and off road parking with driveway for numerous vehicles.



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