



## St. Michael's Close, Blackburn, BB2 5DL

£199,950

THREE BEDROOM SEMI DETACHED HOME WITH AN ABUNDANCE OF POTENTIAL

Located in the tranquil St. Michael's Close in Blackburn, this charming three-bedroom semi-detached house offers a wonderful opportunity for those seeking a family home with ample potential. The property boasts a spacious lounge that seamlessly flows into an open-plan kitchen and dining area, creating an inviting space perfect for both entertaining and everyday living.

Downstairs, you will find a convenient WC, enhancing the practicality of the layout. The modern shower room upstairs serves the three well-proportioned bedrooms, providing comfort and functionality for family life. Each room is ready for you to personalise, allowing you to infuse your own style and make it truly your own.

The exterior of the property is equally impressive, featuring a wrap-around garden that offers plenty of space for outdoor activities, gardening, or simply enjoying the fresh air. A driveway provides off-road parking, while a detached garage adds further convenience for storage or potential workshop use.

Situated in a quiet cul-de-sac, this home promises a peaceful environment, ideal for families or those looking to escape the hustle and bustle of city life. With its blend of space, modern amenities, and potential for personalisation, this property is a must-see for anyone looking to settle in Blackburn. Don't miss the chance to make this delightful house your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C	69		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Semi-Detached Property
- Utility Room
- Rear Garden
- Tenure: Leasehold
- Three Bedrooms
- Downstairs WC
- EPC: C
- Contemporary Fitted Kitchen
- Detached Garage
- Council Tax Band: C

## Porch

6'7 x 3'5 (2.01m x 1.04m)

## Hallway

6'10 x 6 (2.08m x 1.83m)

## Reception Room One

26'2 x 9'6 (7.98m x 2.90m)

## Kitchen

10'1 x 8'2 (3.07m x 2.49m)

## Utility

6'9 x 6'7 (2.06m x 2.01m)

## WC

3'9 x 3 (1.14m x 0.91m)

## First Floor

### Landing

10'4 x 8'5 (3.15m x 2.57m)

### Bedroom One

12'8 x 9'8 (3.86m x 2.95m)

### Bedroom Two

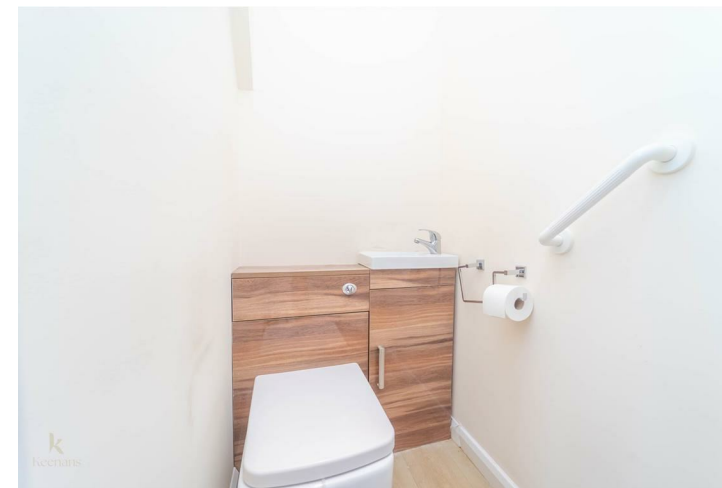
13'5 x 7'5 (4.09m x 2.26m)

### Bedroom Three

9'7 x 8'4 (2.92m x 2.54m)

## Shower Room

5'11 x 5'11 (1.80m x 1.80m)



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