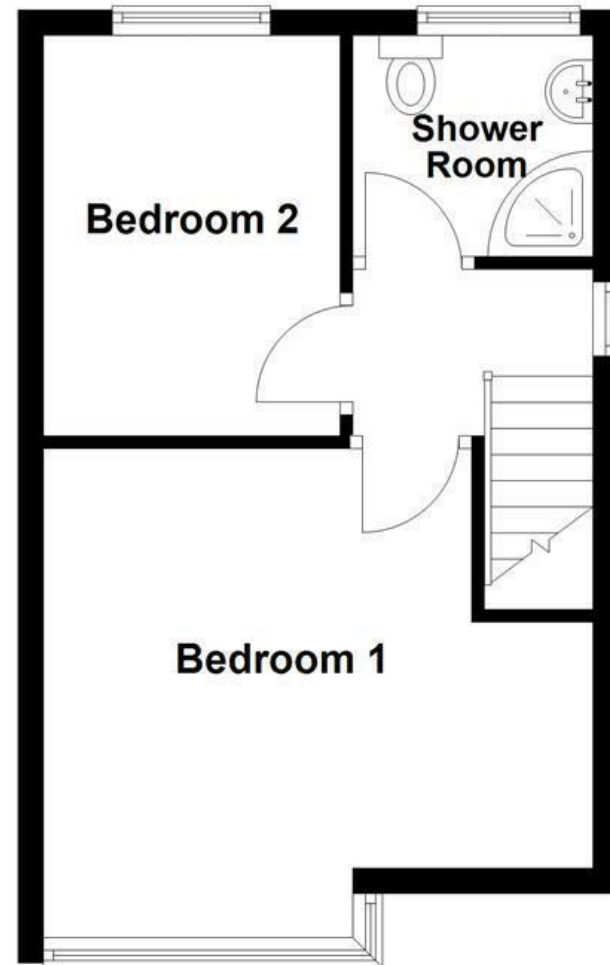
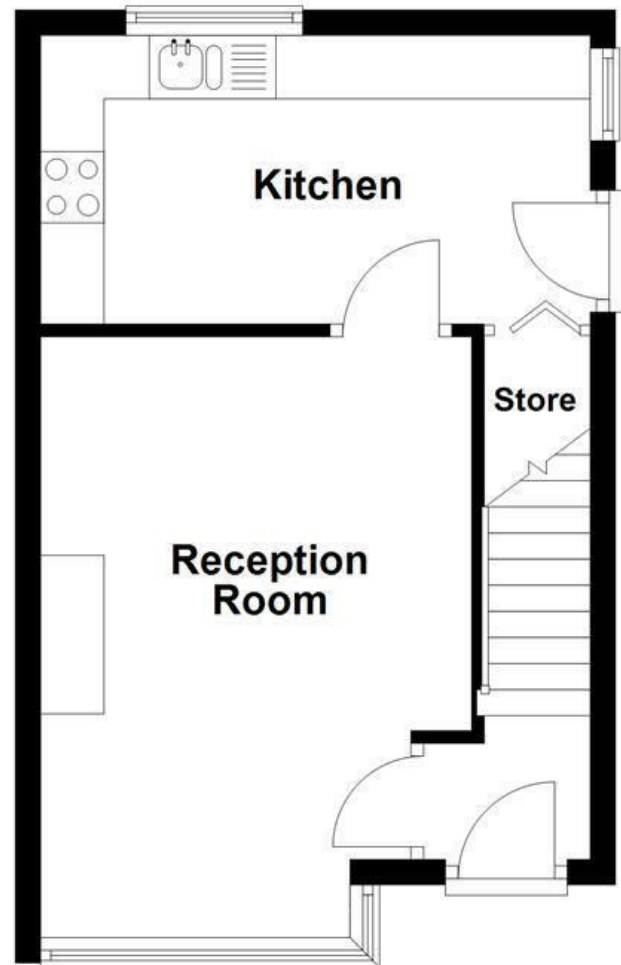



Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

## Vardon Road, Blackburn, BB2 2TJ

£950

SPACIOUS FAMILY HOME

Welcome to this charming semi-detached house on Vardon Road, Blackburn! This delightful property boasts a modern decor and appliances, making it a stylish and comfortable home for you and your family.

As you step inside, you'll be greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there's plenty of space for everyone to unwind and enjoy a good night's sleep. The property also features a well-maintained bathroom, ensuring convenience for your daily routines.

Located on a quiet residential road, this house offers a peaceful retreat from the hustle and bustle of the city. You'll appreciate the proximity to local amenities, making errands and shopping a breeze.

Don't miss out on the opportunity to make this lovely house your new home. With its easy move-in process, you can start creating wonderful memories in this welcoming abode without any hassle. Book a viewing today and envision yourself living in this fantastic property on Vardon Road!

# Vardon Road, Blackburn, BB2 2TJ

£950

 2  1  1  D

- Immaculate Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Neutral Decoration Throughout
- Tenure Rentcharge
- Three Piece Shower
- Immaculate Rear Garden
- Council Tax Band B

## Ground Floor

### Entrance Hall

3'8 x 3'0 (1.12m x 0.91m)

UPVC front door, central heating radiator, door to reception room.

### Reception Room

15'7 x 10'11 (4.75m x 3.33m)

UPVC double glazed window, central heating radiator, coving, electric fire with marble surround, television point and door to kitchen.

### Kitchen

14'10 x 7'6 (4.52m x 2.29m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate worktops, one and a half bowl stainless steel sink and drainer with mixer tap, integrated high rise oven, four ring electric hob and extractor hood, tiled splashback, space for fridge freezer, tiled effect flooring, folding door to understairs storage and UPVC double glazed frosted door to rear.

## First Floor

### Landing

6'5 x 4'5 (1.96m x 1.35m )

UPVC double glazed frosted window, doors to two bedrooms and shower room.

### Bedroom One

15'0 x 11'10 (4.57m x 3.61m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

10'4 x 8'6 (3.15m x 2.59m)

UPVC double glazed window and central heating radiator.

### Shower Room

6'3 x 5'9 (1.91m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, corner electric shower, tiled elevations and vinyl flooring.

## External

### Rear

Enclosed garden with paved patio, laid to lawn, bedding areas, stone chippings and timber shed.



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