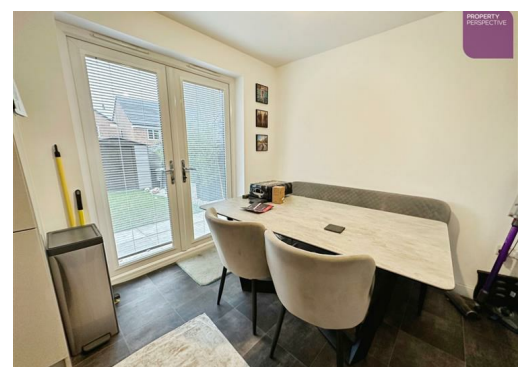




## Rosa Way, Blackburn, BB1 8AQ

£264,950

EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated on the outskirts of Blackburn.



# 6 Rosa Way, Blackburn, BB1 8AQ

## GROUND FLOOR

### Lounge 17'11" x 13'6" (5.47m x 4.12m)

Carpet flooring with square bay fronted window and blind

### Kitchen/diner 17'10" x 8'5" (5.46m x 2.57m)

High quality vinyl flooring with patio doors leading to the rear garden. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, fridge-freezer and dishwasher

### WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

## FIRST FLOOR

### Bedroom 12'11" x 10'3" (3.94m x 3.14m)

Carpet flooring with windows to the front/side elevation, curtains and blind

### En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, partially tiled decor and radiator

### Bedroom 11'6" x 8'5" (3.53m x 2.59m)

Carpet flooring with window to the front elevation and blind

### Bedroom 8'5" x 7'11" (2.59m x 2.43m)

Carpet flooring with window to the rear elevation and blind

### Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, partially tiled decor and radiator

## EXTERNAL

Single tandem driveway with enclosed rear garden with laid to lawn and patio area.

