



22 New Wellington Close, Blackburn
£145,000

Miller Metcalfe
Every step of the way

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Blackburn

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A great opportunity to make your mark in a convenient Blackburn location.

This three-bedroom mid-terraced home offers a fantastic opportunity for buyers looking for a property they can **put their own design stamp on and truly make their own**.

At the rear, the property benefits from a **wonderful garden**, providing an excellent outdoor space for relaxing, entertaining or enjoying family time. There is also plenty of potential to enhance the garden further, whether that's creating a **conservatory, garden room or summer house**, subject of course to any necessary permissions.

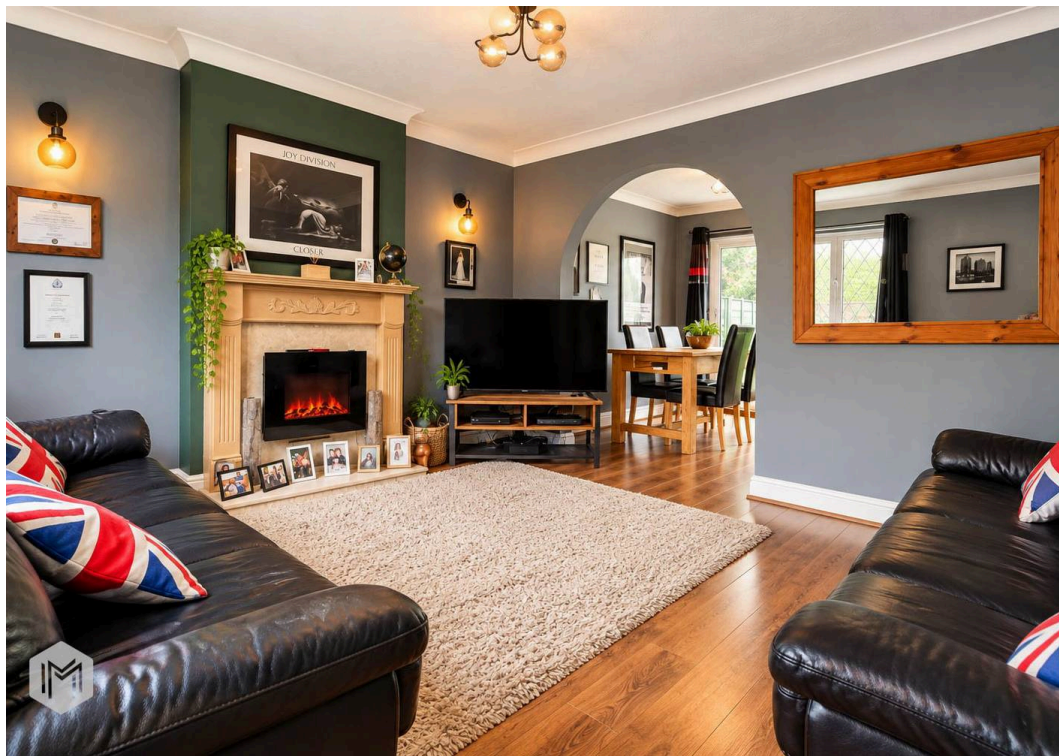
The location is another real highlight. Situated within easy reach of **Blackburn town centre**, the property is ideally placed for a wide range of everyday amenities, shops, schools and local services. **Witton Park** is also close by, offering a lovely green space for walks, leisure and family days out.

For commuters, there is **straightforward access to the area's major motorway routes**, making journeys towards surrounding towns and cities particularly convenient.

While the property would benefit from some updating, this is very much part of its appeal — **a blank canvas with plenty of potential** for someone to create a home that reflects their own style and personality.

A home with potential, a great garden and a location that makes everyday life easy.

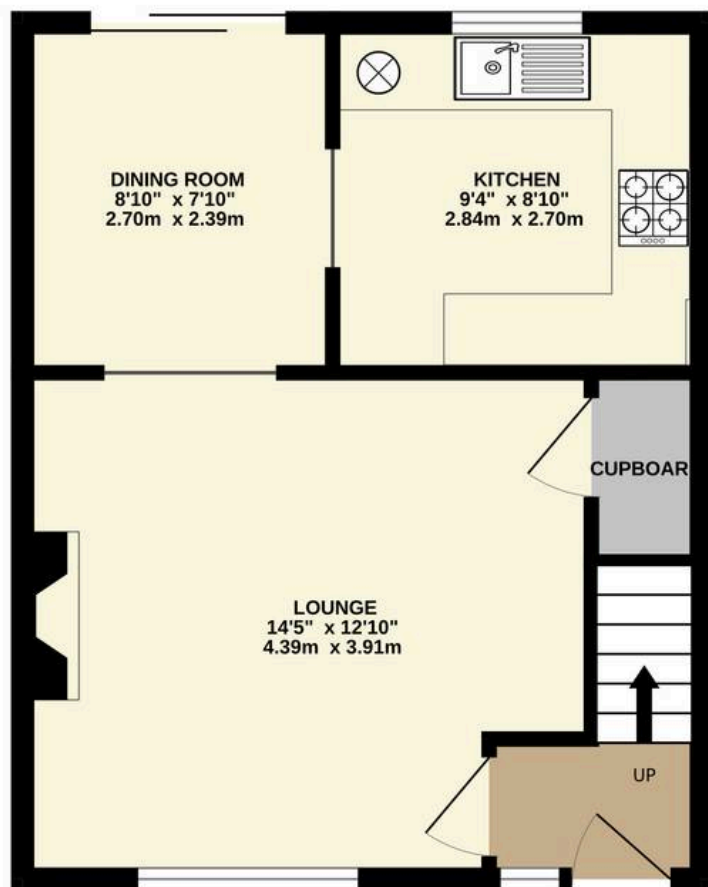




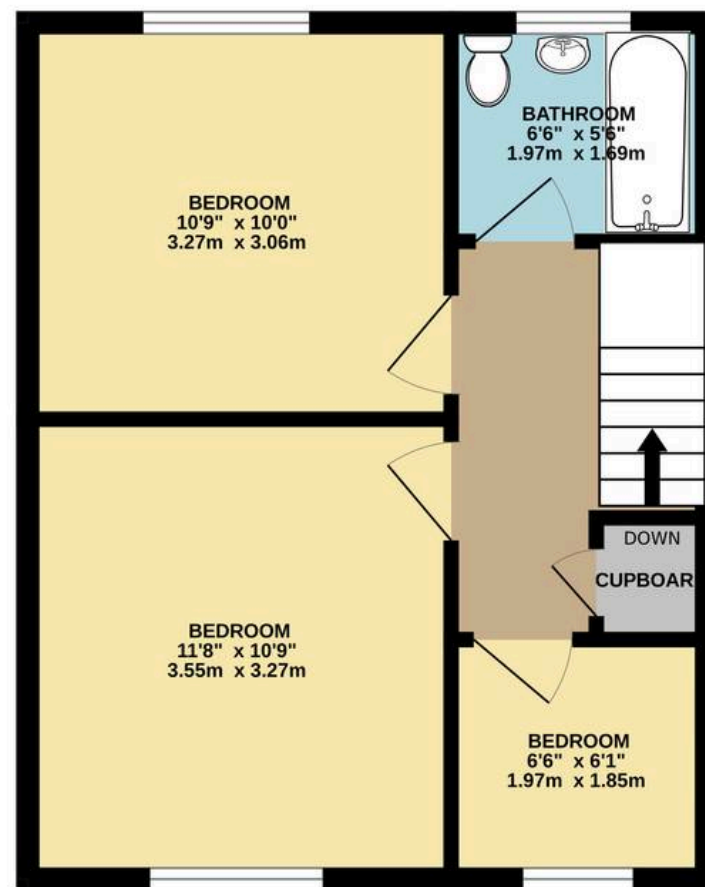




GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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