

Observatory Road, Blackburn

£150,000

Miller Metcalfe
Every step of the way

12 Observatory Road

Blackburn

Offered for sale with **no onward chain**, this two-bedroom semi-detached property presents an exciting opportunity for buyers looking for a home they can make their own. Requiring some modernisation, the property offers a **blank canvas with plenty of potential** to add personal style and create a home tailored to individual tastes.

Situated in a popular residential location, the property is conveniently positioned close to a range of **local amenities, shops and everyday facilities**, making it an appealing choice for a variety of buyers.

The accommodation briefly comprises an **entrance hall leading into the open kitchen**, along with a **large separate lounge** featuring sliding doors opening directly onto the rear garden, creating a good connection between the living space and outside.

To the first floor are **two well-proportioned bedrooms** and a **family bathroom**.

Externally, the property benefits from a **driveway to the front**, providing off-road parking, while the rear boasts a **substantial garden** offering plenty of scope for landscaping and outdoor enjoyment. There is also the added benefit of a **detached garage**.

Whilst the property does require some work, it offers **excellent scope for improvement and personalisation**, making it an ideal opportunity for those looking to put their own stamp on a home.

Viewings are highly recommended to appreciate the accommodation, potential and position on offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





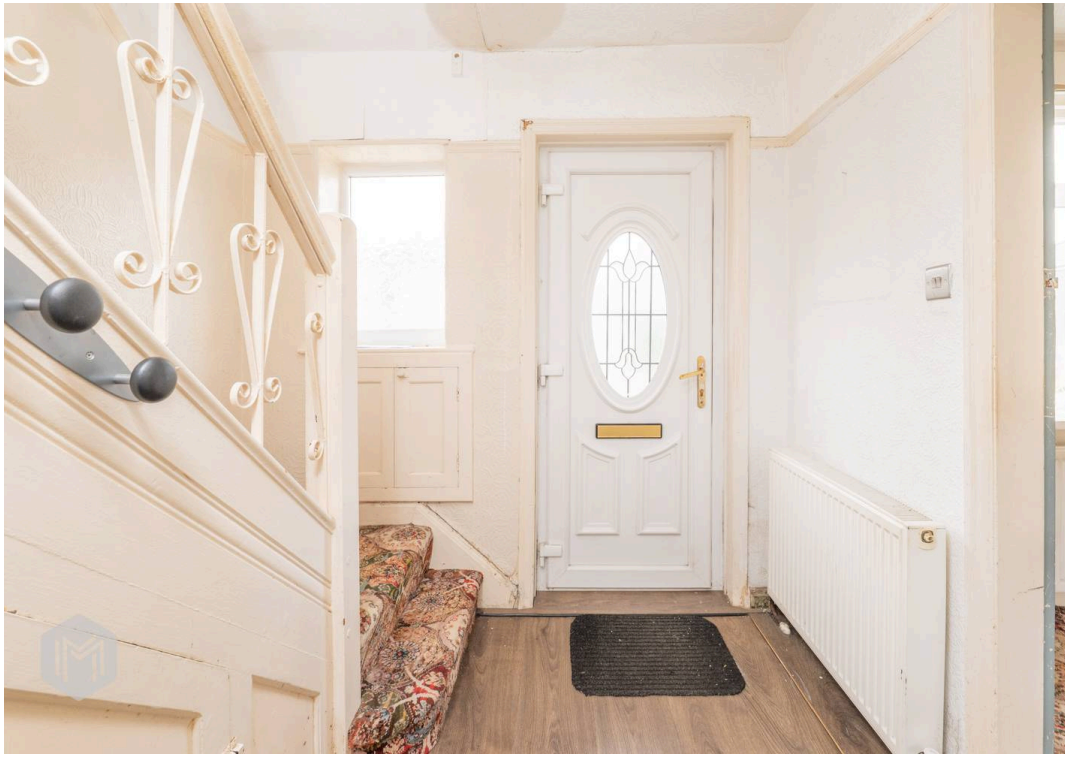






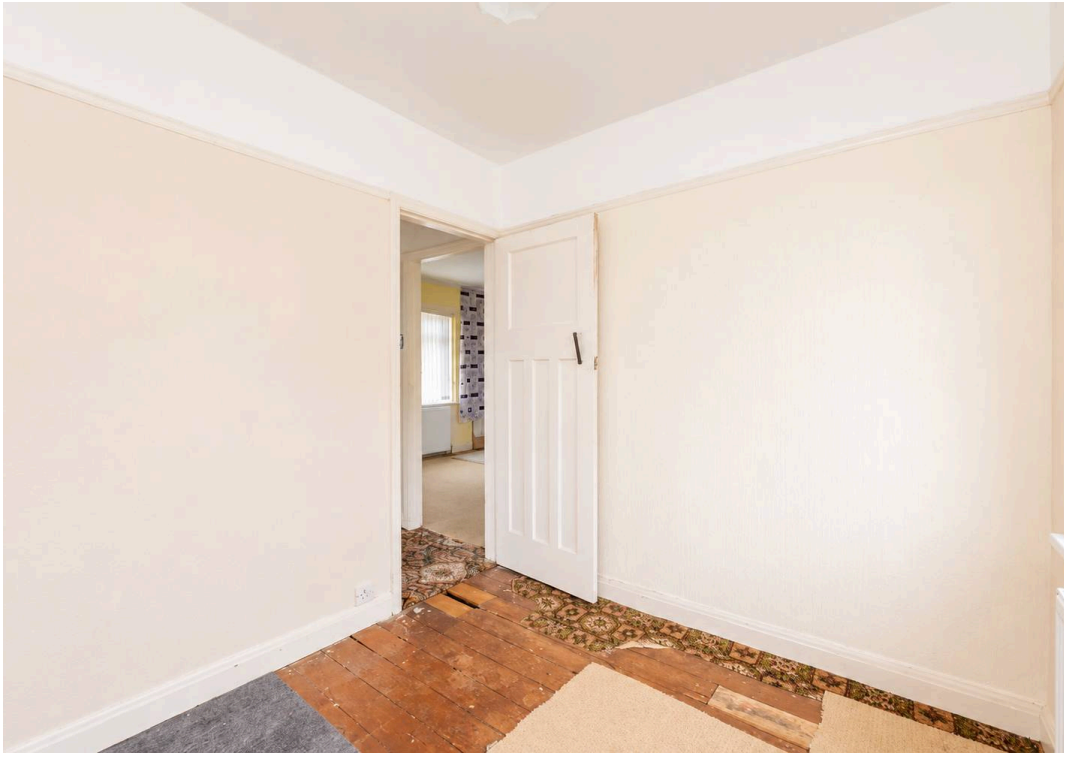



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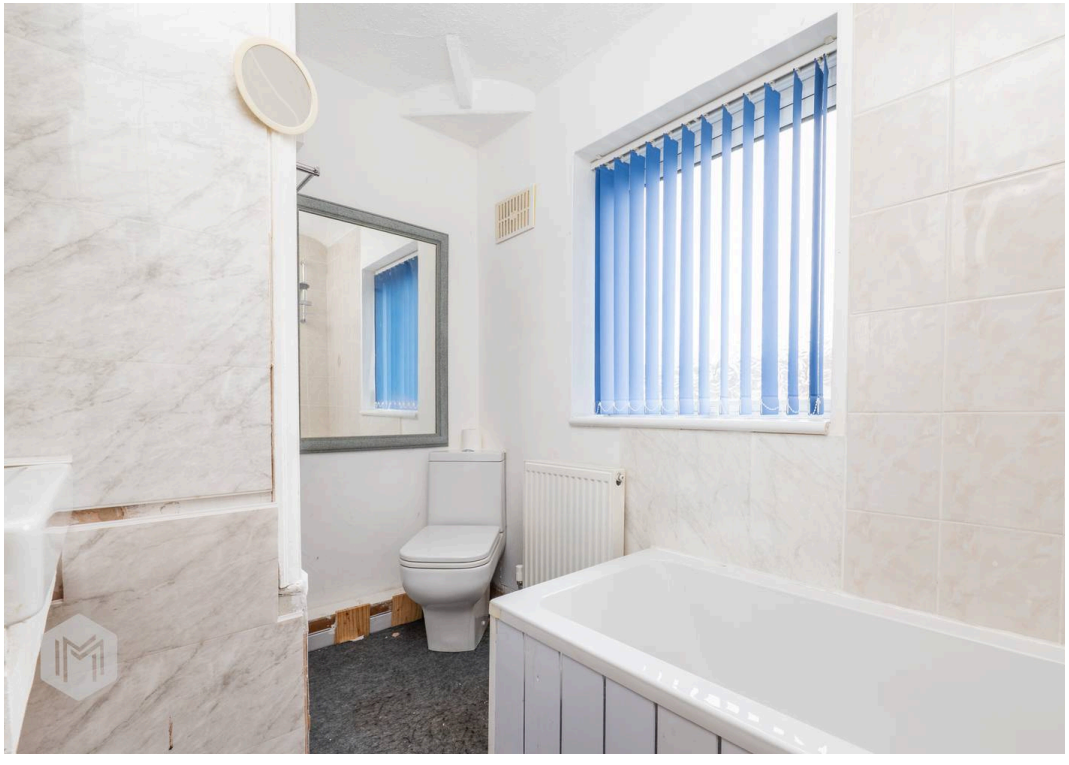




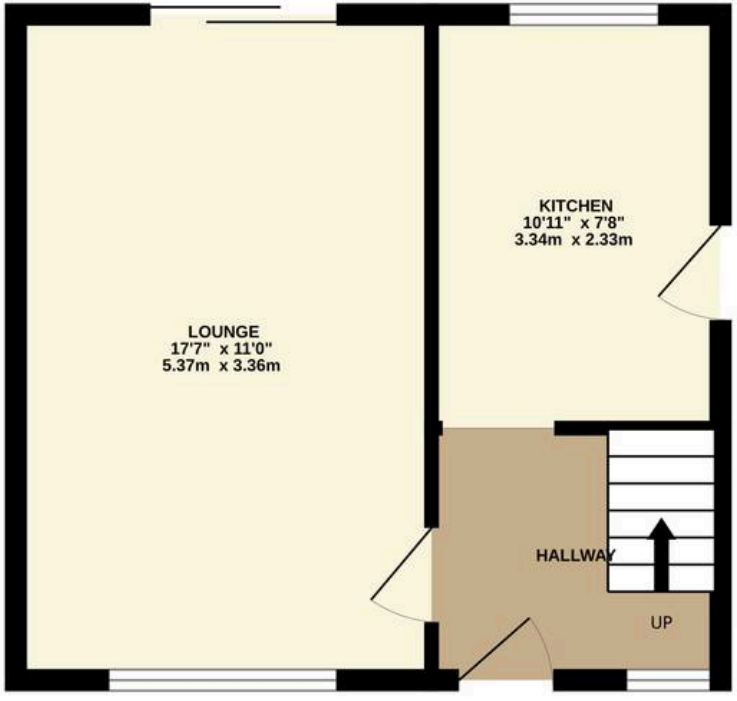








GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 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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