



Marlon Road, Blackburn, BB2 3LX

Offers over £109,950

Located on Marlon Road in Blackburn, this well-maintained mid-terrace property offers well-proportioned living space in a popular residential location. Formerly configured as a three-bedroom house, it has been thoughtfully adapted to provide two generous bedrooms while retaining excellent flexibility.

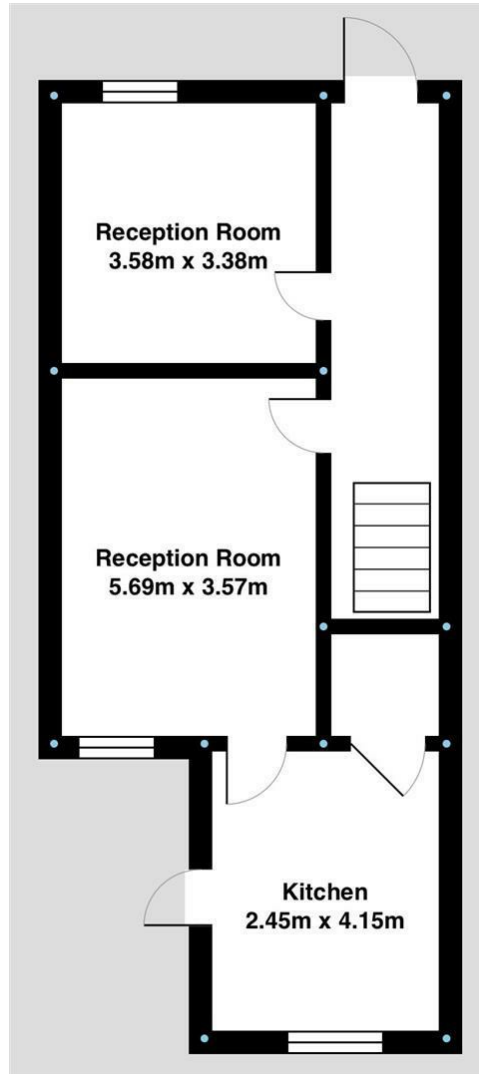
On the ground floor, you'll find two separate reception rooms, perfect for modern family living and a good size kitchen. Upstairs, the first floor accommodates two well-sized double bedrooms (with the potential to reconfigure back to three bedrooms if required) and a family bathroom. The property benefits from a practical layout that maximises space and natural light throughout.

Externally, the house sits in a classic mid-terrace row, typically offering a small rear yard or garden space (ideal for outdoor seating) and convenient on-street permit parking.

This delightful home is not only well looked after but conveniently situated to local amenities, ensuring that shops, schools, and services are just a short distance away. Additionally, excellent bus routes and easy access to the motorway make commuting and travel straightforward.

To arrange a viewing, call the office on 01254 691352.

Floor Plan



Area Map



Energy Efficiency Graph

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

334 Bolton Road, Blackburn, Lancashire, BB2 4HY

Tel: 01254 691352 Email: enquiries@duffinsestateagents.co.uk <https://www.duffinsestateagents.co.uk/>