



## Queens Road, Blackburn, BB1 1QG

£290,000

A FANTASTIC FOUR BEDROOM MID TERRACE HOME

Located on the desirable Queens Road in Blackburn, this charming mid-terrace house offers an ideal family home with ample space and a fantastic location. Boasting four well-proportioned bedrooms, including three spacious double rooms all spread across three floors, this property is perfect for families seeking comfort and convenience.

The ground floor features two inviting reception rooms, providing versatile spaces for relaxation and entertainment. The open-plan dining kitchen is a highlight, designed to foster family gatherings and culinary creativity. The kitchen is well-equipped and flows seamlessly into the dining area, making it a delightful space for both everyday meals and special occasions.

Completing the first floor is a family bathroom, ensuring practicality for busy households. The enclosed private rear yard offers a peaceful retreat, perfect for outdoor activities or simply enjoying a quiet moment in the fresh air.

Situated in a great location, this home is conveniently close to local schools, nurseries, and parks, making it an excellent choice for families with children. The surrounding area is vibrant and welcoming, providing a sense of community while still being within easy reach of Blackburn's amenities.

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		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
73			

EU Directive 2002/91/EC

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# Queens Road, Blackburn, BB1 1QG

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- Four Bedroom Mid Terrace Home
- Two Reception Rooms
- On Street Parking
- Tenure - Leasehold
- Three Floors Of Spacious Living
- Enclosed Private Rear Yard
- EPC Rating - E
- Open Plan Dining Kitchen
- Sought After Blackburn Location
- Council Tax Band - A

## Ground Floor

### Entrance

Hardwood frosted door to entrance vestibule.

### Entrance Vestibule

4 x 3'5 (1.22m x 1.04m)

Coving, picture rail, wood effect lino flooring, door to hall.

### Hall

12'7 x 3'5 (3.84m x 1.04m)

Central heating radiator, coving, picture rail, wood effect laminate flooring, doors to two reception rooms, stairs to first floor.

### Reception Room One

13'1 x 12'3 (3.99m x 3.73m)

UPVC double glazed bay window, central heating radiator, coving, picture rail, gas fire, wood effect laminate flooring.

### Reception Room Two

15'11 x 12'10 (4.85m x 3.91m)

Central heating radiator, coving, ceiling fan, picture rail, feature wall lights, electric fire, open to dining room, door to kitchen.

### Dining Room

14'1 x 7'8 (4.29m x 2.34m)

Three UPVC windows, picture rail, poly carbon roof, electric radiator, wood effect laminate flooring, open to kitchen.

### Kitchen

26'6 x 7'4 (8.08m x 2.24m)

Two UPVC double glazed windows, central heating radiator, glossed wall and base units, marble effect surfaces, stainless steel double sink and drainer, high spout mixer tap, five ring gas hob and oven, extractor unit, space for dishwasher, space for fridge freezer, plumbing for washing machine, lino flooring, door to understairs storage, and wet room.

### Wet Room

6'1 x 3'2 (1.85m x 0.97m)

UPVC frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower and rinse head, spotlights, extractor fan, tiled elevations, tiled flooring.

## First Floor

## Landing

14'4 x 5'1 (4.37m x 1.55m)

Spotlights, smoke alarm, doors to three bedrooms, bathroom and understairs storage, stairs to second floor.

### Bedroom One

15'9 x 12'6 (4.80m x 3.81m)

UPVC double glazed bay window, upright central heating radiator, spotlights, fitted wardrobes.

### Bedroom Two

19'6 x 9'3 (5.94m x 2.82m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

### Bedroom Three

9'7 x 7'9 (2.92m x 2.36m)

UPVC double glazed window, central heating radiator, picture rail, storage cupboard.

### Bathroom

10'5 x 4'9 (3.18m x 1.45m)

Chrome heated towel rail, dual flush WC, pedestal wash basin with mixer tap, bath with mixer tap and electric overhead shower, PVC ceiling, extractor fan, partial tiled elevations, lino flooring.

## Second Floor

### Bedroom Four

18'7 x 16'1 (5.66m x 4.90m)

Two Velux windows, central heating radiator, spotlights, eaves storage.

## External

### Rear

Enclosed, paved area.

### Front

Block paving, mature shrubbery.

