

Ground Floor



First Floor



Grindleton Road, Blackburn, BB2 6NZ

Offers Over £130,000

A MODERN TWO BEDROOM MID TERRACE HOME WITH LARGE REAR GARDEN

Nestled on Grindleton Road in Blackburn, this charming two-bedroom mid-terrace house offers a delightful blend of modern living and potential for further enhancement. Upon entering, you are greeted by a bright and inviting lounge that sets a warm tone for the home. The open-plan kitchen diner is a standout feature, providing a spacious area perfect for both cooking and entertaining.

The property has been thoughtfully extended, allowing for a generous layout that maximises space and comfort. The large rear garden is a true gem, offering ample outdoor space for relaxation, gardening, or family activities. Additionally, there is potential to extend the property further, making it an excellent opportunity for those looking to personalise their home.

The two double bedrooms are well-proportioned, providing comfortable retreats for rest and relaxation. The modern three-piece bathroom is stylishly designed, ensuring convenience and comfort for all residents.

This property is ideal for first-time buyers, small families, or investors seeking a promising rental opportunity. With its desirable location and ample amenities nearby, this home is not to be missed. Embrace the chance to make this lovely house your own and enjoy all that it has to offer.

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		
	68	82
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.

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 2  1  2  D

- Modern Two Bedroom Mid-Terrace Home
- Two Well-Proportioned Double Bedrooms
- Bright And Inviting Lounge
- Spacious Open-Plan Kitchen Diner
- Large Rear Garden With Further Potential
- Extended Layout Offering Generous Living Space
- On-Street Parking
- EPC Rating - D
- Council Tax Band - A
- Tenure - Freehold

Ground Floor

Entrance Vestibule

3'5 x 3'3 (1.04m x 0.99m)

Hall

10'10 x 3'5 (3.30m x 1.04m)

Reception Room

12'8 x 10'3 (3.86m x 3.12m)

Kitchen Diner

21'10 x 13'8 (6.65m x 4.17m)

First Floor

Landing

7'7 x 5'10 (2.31m x 1.78m)

Bedroom One

13'6 x 12'3 (4.11m x 3.73m)

Bedroom Two

10'5 x 9'8 (3.18m x 2.95m)

Bathroom

14 x 5'5 (4.27m x 1.65m)

External

Paved enclosed courtyard to front and garden to rear.



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