



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		

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## Revidge Road, Blackburn, BB1 8DJ

### Offers Over £350,000

IMPRESSIVE THREE BEDROOM PROPERTY WITH LARGE REAR GARDEN

Presenting Revidge Road in Blackburn, this delightful 1930s house offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts three inviting reception rooms, providing ample room for relaxation and entertaining guests.

Additionally, the property features a family bathroom, a convenient downstairs shower room, and a utility room, ensuring that all your practical needs are met.

One of the standout features of this property is the expansive gardens to the rear, offering a serene outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air. The driveway accommodates multiple cars, and there is a garage for added convenience, making this home perfect for families with vehicles.

This residence combines the charm of its 1930s origins with modern amenities, making it a wonderful opportunity for anyone looking to settle in a desirable area of Blackburn. With its spacious layout and beautiful outdoor space, this house is ready to become a cherished family home.



Revidge Road, Blackburn, BB1 8DJ

Offers Over £350,000



- Semi Detached Property
  - Contemporary Fitted Kitchen And Separate Utility Room
  - Off Road Parking And Garage
  - EPC Rating: TBC
- Three Bedrooms
  - Two Bathrooms
  - Tenure: Freehold
- Three Reception Rooms
  - Enclosed Rear Garden With Summerhouse
  - Council Tax Band: C

Ground Floor

Porch

6'7 x 3'3 (2.01m x 0.99m)

UPVC double glazed leaded entrance door, tiled floor and hardwood frosted door to hall.

Hall

14'2 x 6'8 (4.32m x 2.03m)

UPVC double glazed frosted window, central heating radiator, coving, stairs to first floor, door to stairs to lower ground floor and doors to two reception rooms

Reception Room One

13'6 x 12' (4.11m x 3.66m)

UPVC double glazed bay window, central heating radiator, coving, wall mounted electric fire and TV point.

Reception Room Two

13'7 x 11'6 (4.14m x 3.51m)

UPVC double glazed bay window, central heating radiator, ceiling fan, decorative fireplace, wood effect laminate flooring and open access to kitchen.

Kitchen

8'1 x 7'8 (2.46m x 2.34m)

UPVC double glazed window, spotlights, wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, integrated fridge freezer, PVC clad ceiling, part tiled elevation and wood effect laminate flooring.

Lower Ground Floor

Inner Hall

9'1 x 6'8 (2.77m x 2.03m)

Doors to reception room three.

Reception Room Three

13'3 x 12'11 (4.04m x 3.94m)

UPVC double glazed window, central heating radiator, coving, spotlights, two storage cupboards, door to utility room and UPVC door to rear.

Utility Room

8'6 x 4'5 (2.59m x 1.35m)

UPVC double glazed window, spotlights, wall and base units, granite effect worktops, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for dryer, PVC clad ceiling, tiled floor and door to WC.

Shower Room

8' x 2'4 (2.44m x 0.71m)

Central heated towel rail, spotlights, dual flush WC, direct feed rainfall shower in enclosure, extractor fan PVC clad ceiling, tiled elevation and tiled floor.

First Floor

Landing

8'8 x 7'6 (2.64m x 2.29m)

UPVC double glazed frosted window, loft access and doors to three bedrooms and bathroom.

Bedroom One

12'11 x 11'9 (3.94m x 3.58m)

UPVC double glazed bay window, central heating radiator and coving.

Bedroom Two

13'9 x 9'11 (4.19m x 3.02m)

UPVC double glazed window, central heating radiator, coving, ceiling fan and fitted wardrobes.

Bedroom Three

8'3 x 7'7 (2.51m x 2.31m)

UPVC double glazed window, central heating radiator and coving.

Bath

8'3 x 7'3 (2.51m x 2.21m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and water jets and electric feed shower over, PVC clad ceiling, tiled elevation and tiled floor.

External

Front

Paving, bedding areas, stone chips and drive leading to garage.

Rear

Laid to lawn garden, bedding areas, paving and summerhouse with power.

