



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Roman Terrace, Blackburn, BB2 3FA

### 40% Shared ownership £92,250

45% SHARED OWNERSHIP!!

EXQUISITE THREE BEDROOM SEMI DETACHED PROPERTY

This three-bedroom semi-detached house offers an excellent opportunity for those seeking a shared ownership property. The home boasts a well-maintained front and back garden, both laid to lawn, providing a perfect space for outdoor relaxation and family activities.

Upon entering, you will find a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. The modern kitchen diner is designed for both functionality and style, making it an ideal space for family meals and entertaining guests. Additionally, the convenience of a downstairs WC enhances the practicality of this lovely home.

The first floor features a family bathroom, thoughtfully designed to cater to the needs of a busy household. Each of the three bedrooms offers ample space, making it perfect for families or those looking for extra room for guests or a home office.

For those with vehicles, the property includes a driveway, providing off-road parking for your convenience. This feature is particularly valuable in a bustling area, ensuring that parking is never a concern.



Roman Terrace, Blackburn, BB2 3FA  
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 3  1  1  B

- 50% Shared Ownership
  - Fitted Kitchen
  - Off Road Parking
  - EPC Rating: B
- Semi Detached Property
  - Four Piece Modern Bathroom
  - Tenure: Leasehold
- Three Bedrooms
  - Enclosed Rear Garden
  - Council Tax Band; B

Ground Floor

Enclosed laid to lawn garden, paving and stone chips.

Hall

16'6 x 3'6 (5.03m x 1.07m)  
Composite frosted entrance door, central heating radiator, smoke alarm, storage, doors to reception room and WC and open access to kitchen.

WC

6'9 x 3'1 (2.06m x 0.94m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and wood effect lino flooring.

Kitchen

15'11 x 8'8 (4.85m x 2.64m)  
Two UPVC double glazed windows, central heating radiator, spotlights, smoke alarm, gloss wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, plumbing for washing machine, space for fridge freezer, plumbing for dishwasher and wood effect lino flooring.

Reception Room

15'10 x 10'7 (4.83m x 3.23m)  
UPVC double glazed French doors to rear.

First Floor

Landing

9'8 x 6'7 (2.95m x 2.01m)  
Loft access, smoke alarm, storage and doors to three bedrooms and bathroom.

Bedroom One

15'9 x 9' (4.80m x 2.74m)  
Two UPVC double glazed windows and central heating radiator.

Bedroom Two

10'4 x 8'6 (3.15m x 2.59m)  
UPVC double glazed window and central heating radiator.

Bedroom Three

7'1 x 6'9 (2.16m x 2.06m)  
UPVC double glazed window and central heating radiator.

Bathroom

9'1 x 6'7 (2.77m x 2.01m)  
UPVC double glazed frosted windows, heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed shower in single enclosure, part tiled elevation and wood effect lino flooring.

External

Front

Paved drive, laid to lawn garden and stone chips.

Rear



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