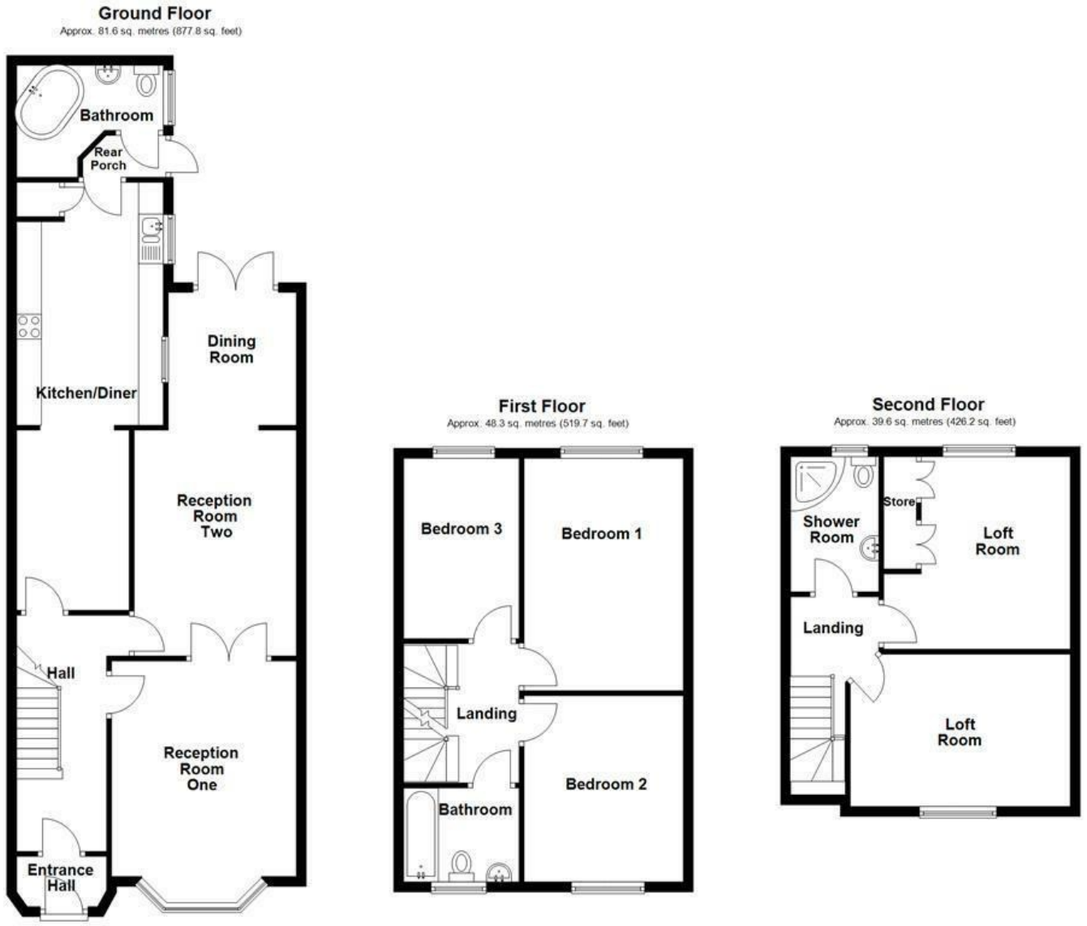
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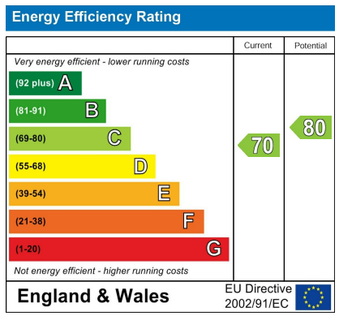












Lynwood Road, Blackburn, BB2 6HW

Offers Over £245,000

A FANTASTIC FAMILY HOME

Located on the charming Lynwood Road in Blackburn, this delightful house presents an excellent opportunity for families seeking a comfortable and versatile living space. Boasting three well-proportioned bedrooms, this property also features two versatile loft rooms that can easily be transformed into additional bedrooms or dedicated study areas, catering to the needs of a growing family.

The heart of the home is an inviting open-plan dining kitchen, perfect for both everyday living and entertaining guests. The two spacious living areas provide ample room for relaxation and family gatherings, ensuring that everyone has their own space to unwind. The family bathroom on the ground floor is conveniently located, while the third-floor shower room adds an extra layer of convenience for busy mornings.

This property is ideally situated in a desirable location, with easy access to local schools, transport links, and a variety of amenities. Whether you are commuting to work or enjoying a leisurely day out, everything you need is within reach.

With its blend of practicality and potential, this house is a fantastic family home that promises comfort and convenience in a vibrant community. Don't miss the chance to make this wonderful property your own.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Lynwood Road, Blackburn, BB2 6HW

Offers Over £245,000

5 3 3 C

- Three Bedroom Family Home
- Two Spacious Living Areas
- On Street Parking
- Tenure - Freehold
- Two Additional Loft Rooms
- Ground Floor Bathroom
- EPC Rating - C
- Open Plan Kitchen Diner
- Popular Blackburn Location
- Council Tax Band - A

First Floor

Entrance
UPVC panelled frosted single glazed door to entrance vestibule.

Entrance Vestibule
5'6 x 3'6 (1.68m x 1.07m)
Spotlights, tiled elevations, tiled flooring, hardwood door to hall.

Hall
13'4 x 6'10 (4.06m x 2.08m)
Central heating radiator, coving, spotlights, doors to two reception rooms, kitchen, stairs to first floor, understairs storage.

Reception Room One
12'8 x 12'3 (3.86m x 3.73m)
UPVC double glazed bay window, central heating radiators, coving, spotlights, double doors to reception room two.

Reception Room Two
15'8 x 11'2 (4.78m x 3.40m)
Central heating radiator, coving, spotlights, open to dining room.

Dining Room
8'11 x 8'10 (2.72m x 2.69m)
Central heating radiator, Spotlights, UPVC French doors to rear.

Kitchen Diner
28'10 x 6'11 (8.79m x 2.11m)
Two UPVC double glazed windows, central heating radiators, panelled wall and base units, granite effect surfaces, composite one and a half sink and drainer with mixer tap, six ring gas hob and oven, extractor unit, integrated oven and microwave, space for fridge/ freezer, plumbing for washing machine, part tile elevations, storage, tiled flooring, door to rear porch.

Rear Porch
3'9 x 2'9 (1.14m x 0.84m)
Tiled elevations, tiled flooring, UPVC double glazed door to rear, door to bathroom.

Bathroom
8'8 x 7'10 (2.64m x 2.39m)
UPVC frosted window, dual flush WC. wash basin with mixer tap, corner jet bath, with mixer tap and rinse head, spotlights, tiled elevations, tiled flooring.

First Floor

Landing
9'10 x 6'11 (3.00m x 2.11m)
Central heating radiator, coving, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One
15'1 x 11'2 (4.60m x 3.40m)
UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Two
12'4 x 11'2 (3.76m x 3.40m)
UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Three
11'6 x 6'11 (3.51m x 2.11m)
UPVC double glazed window, central heating radiator, fitted wardrobes.

Bathroom
7 x 5'10 (2.13m x 1.78m)
UPVC frosted window, chrome heated towel rail, dual flush WC, wash basin with mixer tap , panelled bath with mixer tap and rinse head, tiled elevations. wood effect lino flooring.

Second Floor

Landing
13'2 x 3'6 (4.01m x 1.07m)
Doors to two loft rooms and shower room.

Loft Room One
11'7 x 10'11 (3.53m x 3.33m)
UPVC single glazed window, central heating radiator, fitted wardrobes.

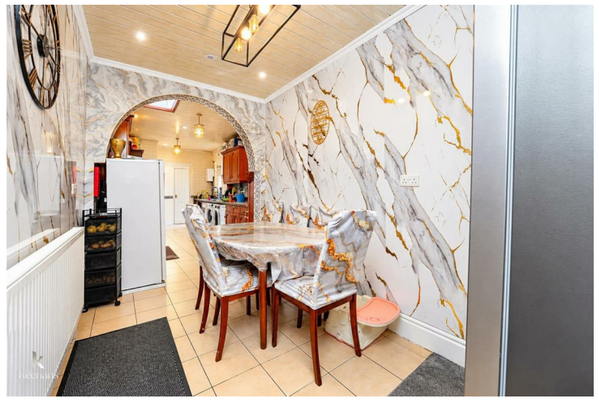
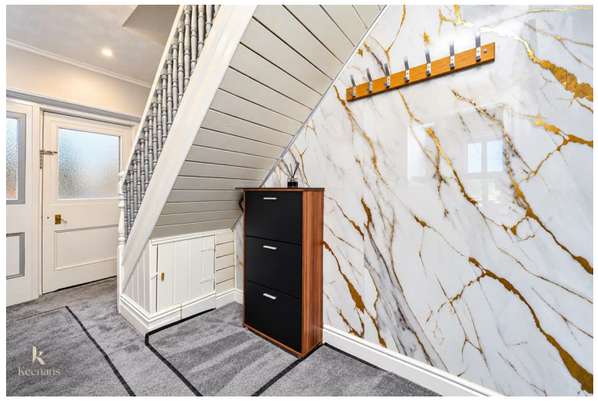
Loft Room Two
14'6 x 11'1 (4.42m x 3.38m)
Central heating radiator.

Shower Room
7'9 x 5'4 (2.36m x 1.63m)
UPVC frosted window, chrome heated towel rail, dual flush WC, wash basin with mixer tap, enclosed direct feed shower, extractor fan, tiled elevations, wood effect lino flooring.

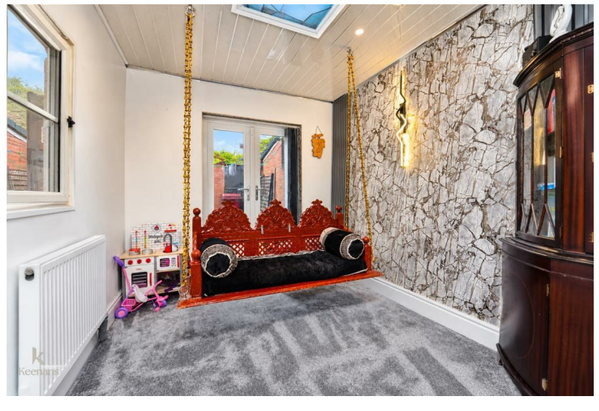
External

Front
Enclosed courtyard.

Rear
Enclosed rear yard Space with gate to shared access road.



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