




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
England & Wales		EU Directive 2002/91/EC 

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## Tynwald Road, Blackburn, BB2 3NS

### Offers Over £110,000

SPACIOUS THREE BEDROOM PROPERTY IN THE HEART OF BLACKBURN - SOLD WITH TENANT IN SITU

Located on Tynwald Road in Blackburn, this charming three-bedroom terrace house offers a delightful blend of comfort and modern living. As you step inside, you are welcomed by a spacious lounge that provides an inviting atmosphere, perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the modern kitchen diner, which boasts ample space for family meals and gatherings, making it an ideal setting for creating lasting memories.

The property features a well-appointed family bathroom located on the ground floor, ensuring convenience for all residents. One of the standout features of this home is the large rear garden, which presents a wonderful opportunity for outdoor enjoyment. Whether you envision hosting summer barbecues, cultivating a garden, or simply enjoying a quiet moment in nature, this expansive outdoor space caters to all your needs.

With its thoughtful layout, this property is perfect for families or individuals seeking a comfortable and spacious living environment. The location in Blackburn offers easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. This property is not just a house; it is a place where you can truly feel at home.



# Tynwald Road, Blackburn, BB2 3NS

## Offers Over £110,000

 3  1  1  C

- Mid Terrace Property
  - Modern Fitted Kitchen
  - On Street Parking
  - EPC Rating C
- Three Bedrooms
  - Ideal Rental Investment
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Spacious Rear Garden
  - Council Tax Band A

### Ground Floor

#### Entrance Hall

5'11 x 5'7 (1.80m x 1.70m)

UPVC double glazed frosted front door, central heating radiator, smoke detector, doors leading to bathroom, reception room, kitchen/dining area and stairs to first floor.

#### Reception Room

15'11 x 11'5 (4.85m x 3.48m)

UPVC double glazed window, central heating radiator, coving, gas fire, television point and UPVC double glazed French doors to rear.

#### Kitchen/Dining Area

17'2 x 11'4 (5.23m x 3.45m )

UPVC double glazed window, UPVC double glazed picture window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated fridge freezer, integrated oven with four ring electric hob, plumbing for washing machine, breakfast bar, smoke detector, part wood effect flooring, door to under stairs storage and UPVC door to rear.

#### Bathroom

7'4 x 4'5 (2.24m x 1.35m )

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and overhead electric feed shower, vanity top wash basin with mixer tap, traditional flush WC, tiled elevations, PVC to ceiling, spotlights and wood effect flooring.

### First Floor

#### Landing

7'8 x 5'8 (2.34m x 1.73m )

UPVC double glazed window, loft access, smoke detector and doors leading to three bedrooms.

#### Bedroom One

15'10 x 11'6 (4.83m x 3.51m )

Two UPVC double glazed windows, central heating radiator, coving and fitted wardrobe.

#### Bedroom Two

13'4 x 7'10 (4.06m x 2.39m)

UPVC double glazed window, central heating radiator, coving and over stairs storage.

#### Bedroom Three

7'8 x 7'3 (2.34m x 2.21m )

UPVC double glazed window and central heating radiator.

### External

#### Rear

Enclosed garden with laid to lawn and paving.

#### Front

Laid to lawn garden, enclosed hedges, paving and stone chippings.



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