



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		
<b>England &amp; Wales</b>	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.

## Lytham Road, Blackburn, BB2 3JT

### £149,950

#### THE PERFECT FAMILY HOME

Nestled in the sought-after area of Blackburn, Lytham Road presents an outstanding mid-terraced house that is sure to impress. This property has been meticulously maintained and is ready to welcome its new owners.

Upon entering, you will find three generously sized bedrooms located on the first floor, providing ample space for family living. The property boasts a fantastic loft conversion on the second floor, which adds an additional bedroom, perfect for guests or as a private study.

The outdoor space is equally impressive, featuring generously sized gardens both at the front and rear of the property. These gardens offer a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air with family and friends.

This home is truly the perfect family residence, offering an abundance of indoor and outdoor space that caters to all your needs. With its desirable location and well-presented interiors, this property is not to be missed. We invite you to come and experience the charm of this lovely home for yourself.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.



Lytham Road, Blackburn, BB2 3JT  
£149,950



- Tenure Freehold
  - On Street Parking
  - Viewing Essential
- Council Tax Band A
  - Four Generously Sized Bedrooms
  - Ample Garden Space To The Front And Rear Of Property
- EPC Rating TBC
  - Ideal Family Home
  - Easy Access To Major Network Links

Ground Floor

Entrance Hall  
12'6 x 10'6 (3.81m x 3.20m)

Reception Room  
17'10 x 12'9 (5.44m x 3.89m)

Kitchen  
17'10 x 7'6 (5.44m x 2.29m)

Inner Hall  
3' x 2'11 (0.91m x 0.89m)

First Floor

Landing  
14'2 x 10'7 (4.32m x 3.23m)

Bedroom One  
12'9 x 12' (3.89m x 3.66m)

Bedroom Two  
13'6 x 10'10 (4.11m x 3.30m)

Bedroom Three  
10' x 6'11 (3.05m x 2.11m)

Bathroom  
8'4 x 6'10 (2.54m x 2.08m)

Second Floor

Loft Room  
12'11 x 8'5 (3.94m x 2.57m)

Bedroom Four  
11'4 x 9'10 (3.45m x 3.00m)

