



Sandon Street, Blackburn, BB2 2NS

Offers Over £110,000

THREE BEDROOM END OF TERRACE PROPERTY IN A SOUGHT AFTER LOCATION

Situated on Sandon Street in Blackburn, this enviable three-bedroom end of terrace house presents an excellent opportunity for families or investors. The property boasts a modern kitchen that is both stylish and functional, perfect for those who enjoy cooking and entertaining. The open plan lounges create a welcoming atmosphere, allowing for seamless interaction between family members and guests.

Upstairs, you will find a well-appointed family bathroom, designed to cater to your everyday needs. The three spacious bedrooms offer ample room for relaxation and personal space, making this home ideal for a growing family or those seeking extra room for guests or a home office.

One of the standout features of this property is the rear yard, providing a private outdoor space for children to play or for hosting summer barbecues with friends.

Located in a great location, this home is conveniently close to the town centre, offering easy access to a variety of shops, restaurants, and local amenities. Whether you are commuting for work or enjoying leisure activities, the central location ensures that everything you need is within reach.

This delightful property combines modern living with a prime location, making it a must-see for anyone looking to settle in Blackburn. Don't miss the chance to make this lovely house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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.

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 3  1  2  D

- Fully Renovated End Terrace Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Three Bedrooms
 - Move-in Ready
 - Tenure: Freehold
- Three Piece Bathroom Suite
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Enclosed yard and gated access to rear.

Vestibule

4'3 x 3'3 (1.30m x 0.99m)
Composite double glazed frosted entrance door, meter cupboard and open access to hall.

Hall

7'11 x 3'4 (2.41m x 1.02m)
Central heating radiator, coving and open access to two reception rooms.

Reception Room One

11'10 x 10'6 (3.61m x 3.20m)
UPVC double glazed window, central heating radiator and open access to reception room two.

Reception Room Two

15'9 x 14'2 (4.80m x 4.32m)
Two UPVC double glazed windows, central heating radiator, coving, smoke alarm, stairs to first floor and open access to kitchen.

Kitchen

9'6 x 8'5 (2.90m x 2.57m)
UPVC double glazed frosted window, central heating radiator, smoke alarm, loft access, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, Logic boiler and UPVC double glazed frosted door to rear.

First Floor

Landing

8'4 x 7'10 (2.54m x 2.39m)
UPVC double glazed frosted window, loft access, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

14'4 x 11'11 (4.37m x 3.63m)
UPVC double glazed window and central heating radiator.

Bedroom Two

9'8 x 7'9 (2.95m x 2.36m)
UPVC double glazed frosted window and central heating radiator.

Bedroom Three

9'10 x 6'11 (3.00m x 2.11m)
UPVC double glazed frosted window and central heating radiator.

Bathroom

6'1 x 5'5 (1.85m x 1.65m)
Central heating radiator, dual flush WC, pedestal wash basin with traditional tap, panel bath with mixer tap and electric feed shower over, extractor fan and wood effect lino flooring.

External

Rear

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