




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions relied upon them. Plan produced using PlanUp.

Energy efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Alexandra Road, Blackburn, BB2 6DW

Offers Over £350,000

Welcome to this stunning Victorian character property located on Alexandra Road in Blackburn. This amazing home, built in the 1800's, is brimming with history and charm, making it a truly unique find with uninterrupted views over Corporation Park.

As you step inside, you'll be greeted by three reception rooms offering ample space for entertaining or relaxing with family. With five bedrooms spread across two floors, there's plenty of room for everyone to enjoy their own space.

The property boasts two bathrooms, ensuring convenience for all residents. The cellar adds an extra touch of character and potential for various uses, from storage to a cosy hideaway.

One of the highlights of this property is the large, beautiful garden space. Perfect for outdoor gatherings, gardening enthusiasts, or simply enjoying some fresh air in your own private oasis.

Situated in a private corner plot, this home offers both tranquillity and privacy in a bustling town like Blackburn. With 2,669 sq ft of living space, there's no shortage of room to make this house your own.

Don't miss out on the opportunity to own a piece of history and make this charming Victorian property your new home.

For further information on this stunning property, please feel free to contact our Accrington office at your earliest convenience.

Alexandra Road, Blackburn, BB2 6DW

Offers Over £350,000

 **5**  **2**  **3**  **D**

- Tenure Freehold
- On Street Parking
- Three Reception Rooms
- Easy Access To Major Commuter Routes And Local Amenities

- Council Tax Band D
- Stunning Victorian Character Property
- Spacious Five Bedrooms

- EPC Rating D
- Two Bathrooms
- Large Beautiful Gardens

Ground Floor

Entrance

Hard wood door to the vestibule.

Vestibule

5' x 4'8 (1.52m x 1.42m)

Single pane wood window above the door, single pane hard wood stained glass frosted window, cornice coving, dado rail, encaustic tiling and wood single pane frosted door to the inner hallway.

Inner Hallway

25' x 5'8 (7.62m x 1.73m)

Two central heating radiators, cornice coving, corbels, dado rail, ornate plaster mould, stairs to landing, doors to reception room one, reception room two, reception room three and stairs leading down to the cellar.

Reception Room One

14'11" x 13'10" plus bay (4.55m x 4.22 plus bay)

Wood single glazed bay window, three central heating radiators, ceiling rose, cornice coving, ornate plaster mould, living flame gas fire with marble hearth, wood surround and cast iron cheeks, wood floor and picture rail.

Reception Room Two

14'7" x 13'5" (4.47m x 4.11m)

UPVC double glazed window, two central heating radiators, ceiling rose, cornice coving, ornate plaster mould, picture rail, radiant gas fire with wood mantle and tiled surround, wood flooring and doors to conservatory.

Conservatory

31'9 x 6'8 (9.68m x 2.03m)

Pitched single glazed timber roof, soft wood single glazed windows, paved flagstone flooring, doors to rear and front gardens.

Reception Room Three

12'6 x 12'2 (3.81m x 3.71m)

UPVC double glazed window, central heating radiator, cast iron hob grate with tiled cheeks and wooden mantle, doors to kitchen and rear garden.

Kitchen

12'10 x 12'5 (3.91m x 3.78m)

Two UPVC double glazed windows, central heating radiator, laminate wood effect wall and base units, laminate work tops, single oven with four ring gas hob, extractor hood, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, fridge and freezer, vinyl flooring and doors to WC/utility room.

WC/Utility Room

7' x 6' (2.13m x 1.83m)

UPVC double glazed frosted window, laminate wall and base units, plumbed for washing machine, low basin WC and vinyl flooring.

First Floor

Landing

15'3 x 5'10 (4.65m x 1.78m)

Single glazed wood stained glass sky light, corbels, ornate plaster moulds, dado rail, doors to bedroom one, bedroom two and further landing with door to stairs to second floor.

Bedroom One

20' x 14'10 (6.10m x 4.52m)

Wood single glazed window, central heating radiator and cornice coving.

Bedroom Two

15' x 13'8 (4.57m x 4.17m)

UPVC double glazed window, central heating radiator and cornice coving.

Further Landing

11'5 x 3' (3.48m x 0.91m)

Single glazed frosted sky light, central heating radiator, coving, dado rail, doors to bedroom and family bathroom.

Family Bathroom

12'5 x 6'11 (3.78m x 2.11m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, low bowl WC, pedestal wash basin, panelled bath, coving, dado rail and laminate flooring.

Bedroom Three

13' x 9' (3.96m x 2.74m)

UPVC double glazed window, central heating radiator, cornice coving and pedestal wash basin.

Second Floor

Landing

3'3 x 2'6 (0.99m x 0.76m)

Doors to bedroom four, bedroom five and shower room.

Bedroom Four

20' x 14'11 (6.10m x 4.55m)

Three Velux windows, UPVC double glazed window, radiant fire, exposed wood beams, laminate wall and base units, laminate work top and stainless steel sink and drainer.

Bedroom Five

14'11 x 11'7 (4.55m x 3.53m)

Velux window, hardwood beams and radiant fire.

Shower Room

7' x 6'10 (2.13m x 2.08m)

Three piece suite, pedestal wash basin, low bowl WC, enclosed electric shower and part tiled elevations.

Cellar

Cellar Hall

14'5 x 4' (4.39m x 1.22m)

Flag floor, access to meters and entry to cellar one.

Cellar One

14' x 13' (4.27m x 3.96m)

UPVC double glazed window, stone flag floor, boiler and door to cellar two.

Cellar Two

13'10 x 12'11 (4.22m x 3.94m)

Stone flag floor.

External

Rear

Paved stone garden, raised bedding areas with gated access, multi level garden, seating areas and stone chipping around the side, numerous entertaining spaces with spectacular views from the top terrace, access to a substantial double garage with water & power and hard standing for two vehicles.

Front

Laid to lawn garden with raised bedding areas, balcony and tarmac path to the front door.



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