




| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (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.

Kings Road, Blackburn, BB2 4PX

£129,950

A MODERN TWO BEDROOM MID TERRACE HOME

Welcome to Kings Road in Blackburn, this delightful two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a comfortable family home. The property boasts a spacious lounge, perfect for relaxation and entertaining, while the modern kitchen diner offers a stylish and functional space for culinary pursuits and family gatherings.

Both double bedrooms are generously sized, providing ample room for rest and personalisation. The family bathroom is well-appointed, ensuring convenience for all residents. Additionally, the rear yard offers a private outdoor space, ideal for enjoying the fresh air or hosting summer barbecues.

This home is ready to move into, allowing you to settle in without delay. Its fantastic location on Kings Road places you within easy reach of local amenities, schools, and transport links, making it a practical choice for everyday living. With its blend of modern comforts and traditional charm, this property is a must-see for anyone looking to establish themselves in a welcoming community. Don't miss the chance to make this lovely house your new home.

Kings Road, Blackburn, BB2 4PX

£129,950

 2  1  1  D

- Two double bedrooms
- Family bathroom
- Fantastic first-time buyer home
- Tenure: freehold Rent Charge
- Modern kitchen diner
- Ready to move into
- Great location on Kings Road
- Spacious lounge area
- Mid terrace with rear yard
- Close to local amenities

Ground Floor

Vestibule

3'4 x 2'10 (1.02m x 0.86m)

Reception Room One

14 x 13'6 (4.27m x 4.11m)

Kitchen Diner

16 x 14 (4.88m x 4.27m)

First Floor

Landing

9'2 x 5'11 (2.79m x 1.80m)

Bedroom One

13'9 x 13'8 (4.19m x 4.17m)

Bedroom Two

15'10 x 7'6 (4.83m x 2.29m)

Bathroom

9'3 x 5'11 (2.82m x 1.80m)



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