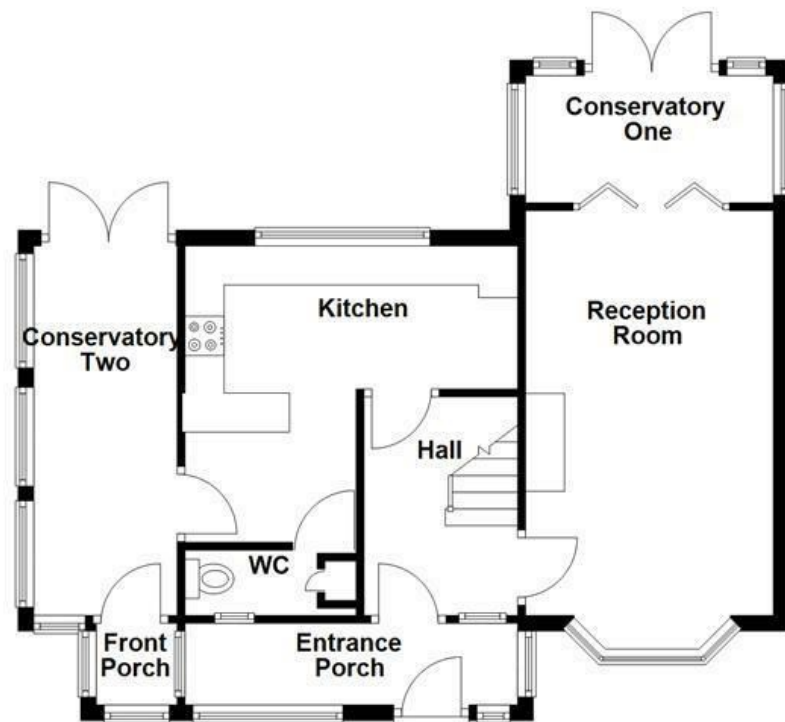
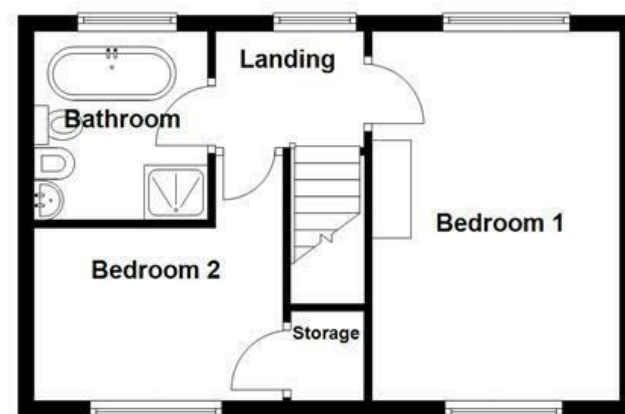


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	73
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Park Lee Road, Blackburn, BB2 3EX

£130,000

TWO BEDROOM SEMI DETACHED PROPERTY ON A CORNER PLOT

Located on Park Lee Road in Blackburn, this charming semi-detached house offers a delightful blend of comfort and space, perfect for families or those seeking a serene retreat. Built in 1955, the property spans an impressive 786 square feet and is set on a large corner plot, providing ample outdoor space for gardening, play, or relaxation.

Inside, the home features a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen is ideal for culinary enthusiasts, offering a practical layout for meal preparation and entertaining. The property boasts two bedrooms, both generously sized double bedrooms, ensuring plenty of room for family or guests.

The house is further enhanced by two bright conservatories, which serve as perfect spots to enjoy the garden views throughout the seasons. A convenient downstairs WC adds to the practicality of the home, while the family bathroom features a stunning free-standing bath, providing a touch of luxury for your daily routine.

The front and rear porches offer additional space for storage making this property a truly inviting home. The large, stunning garden is a standout feature, providing a private oasis for outdoor activities, gardening, or simply enjoying the fresh air.

This property on Park Lee Road is not just a house; it is a wonderful opportunity to create lasting memories in a lovely community. With its spacious layout and beautiful outdoor space, it is sure to appeal to a variety of buyers. Don't miss the chance to make this charming residence your own.

Park Lee Road, Blackburn, BB2 3EX
£130,000

 2  1  1  E

- Tenure Freehold
 - On Street Parking
 - Two Bright Conservatories
 - Easy Access To Major Network Links
- Council Tax Band A
 - Impressive Corner Plot
 - Abundance Of Indoor And Outdoor Space
- EPC Rating E
 - Two Generously Sized Bedrooms
 - Bursting With Potential

Ground Floor

Entrance

UPVC double glazed leaded door to entrance porch.

Entrance Porch

14' x 3'5 (4.27m x 1.04m)

UPVC double glazed windows, central heating radiator, tiled floor and UPVC double glazed leaded door to hall.

Hall

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

Central heating radiator, smoke alarm, coving, stairs to first floor, doors to reception room and kitchen, wood effect laminate flooring.

Reception Room

16'9 x 10'6 (5.11m x 3.20m)

UPVC double glazed bay window, two central heating radiators, wood clad part elevation, coving, inset electric fire in a stone surround, two feature wall lights and double folding doors to conservatory one.

Conservatory One

10'5 x 5'3 (3.18m x 1.60m)

UPVC double glazed windows, UPVC double glazed French doors to rear garden, central heating radiator and tiled floor.

Kitchen

11'9 x 7'1 (3.58m x 2.16m)

UPVC double glazed window, central heating radiator, coving, doors to WC and conservatory, panel wall and base units, tile effect surface, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine and dishwasher, integrated oven, four ring gas hob, tiled splash back, extractor hood and tiled floor.

WC

7'2 x 2'9 (2.18m x 0.84m)

UPVC double glazed window, central heating radiator, storage, dual flush WC, tiled elevation, extractor fan and tiled floor.

Conservatory Two

15'3 x 6' (4.65m x 1.83m)

UPVC double glazed windows, UPVC double glazed French doors to rear garden, UPVC double glazed frosted door to front porch and wood effect laminate flooring.

Front Porch

3'5 x 3' (1.04m x 0.91m)

UPVC double glazed frosted windows.

First Floor

Landing

6'1 x 4'11 (1.85m x 1.50m)

UPVC double glazed window, smoke alarm, coving, doors to two bedrooms and bathroom.

Bedroom One

15'5 x 10'8 (4.70m x 3.25m)

Two UPVC double glazed windows, two central heating radiators and wood effect laminate flooring.

Bedroom Two

10'3 x 9'7 (3.12m x 2.92m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

7'11 x 7'11 (2.41m x 2.41m)

UPVC double glazed leaded window, central heating towel rail, free standing bath with mixer tap and rinse head, dual flush WC, bidet, pedestal wash basin, enclosed electric feed shower, tiled elevation, extractor fan, wood clad to ceiling and tiled floor.

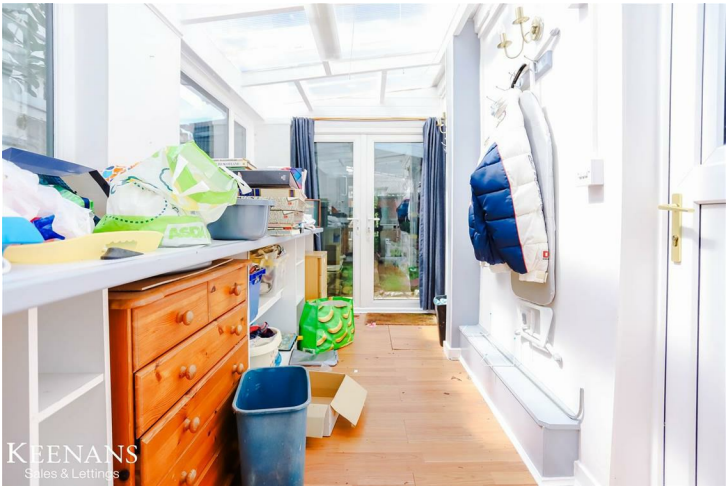
External

Rear

Enclosed laid to lawn garden, sheltered patio area, paving, bedding areas with mature shrubs, tree, timber shed and outside tap.

Front

Enclosed paved garden, hedges, stone chippings and bedding areas.



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