



Tintern Crescent, Blackburn, BB1 5RT

£170,000

ENVIABLE THREE BEDROOM SEMI DETACHED PROPERTY WITH ADDED LOFT ROOM

Presenting Tintern Crescent, Blackburn, this delightful three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts a generous rear garden, perfect for outdoor activities and family gatherings, along with two convenient outhouse storage spaces and a separate WC.

Inside, the house features three well-proportioned bedrooms, providing ample space for rest and relaxation. Additionally, a loft room offers versatile usage, whether as a study, playroom, or extra bedroom. The family bathroom is thoughtfully designed to cater to the needs of a busy household.

The ground floor comprises two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with loved ones. The spacious kitchen is well-equipped, making it a wonderful space for culinary creations and family meals.

Conveniently located close to transport links, this property ensures easy access to local amenities and the wider Blackburn area. This home is not only practical but also offers a warm and welcoming atmosphere, making it an ideal choice for families looking to settle in a friendly neighbourhood. Don't miss the chance to make this lovely house your new family home.

| 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>                            | <b>78</b>               | <b>81</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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# Tintern Crescent, Blackburn, BB1 5RT

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3 1 2 C

- Three Well Proportioned bedrooms
  - Council Tax Band A
  - Abundance Of Indoor And Outdoor Space
  - EPC Rating C
- Versatile Loft Room
  - Ideal Family Home With Viewing Essential
  - Easy Access To Major Network Links
- Tenure Freehold
  - Two Reception Rooms
  - On Street Parking

## Ground Floor

### Entrance

UPVC frosted door to hall.

### Hall

10'9 x 6'6 (3.28m x 1.98m)

Central heating radiator, wood cladding to ceiling, smoke alarm, stairs to first floor, under stairs storage, doors to reception room and kitchen, wood effect flooring.

### Kitchen

10'10 x 10'8 (3.30m x 3.25m)

UPVC double glazed window, panelled wall and base units, marble effect surface, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for freestanding oven, tiled elevation, extractor hood, space for fridge freezer, wood clad to ceiling, smoke alarm, wood effect flooring, door to reception room two and UPVC double glazed frosted door to rear.

### Reception Room One

14'7 x 10'8 (4.45m x 3.25m)

UPVC double glazed bay window, central heating radiator and double doors to reception room two.

### Reception Room Two

10'8 x 10'5 (3.25m x 3.18m)

UPVC double glazed window, central heating radiator and smoke alarm.

## First Floor

### Landing

7'10 x 6'11 (2.39m x 2.11m)

UPVC double glazed window, PVC to ceiling, smoke alarm, doors to three bedrooms and bathroom.

### Bedroom One

14'2 x 9'11 (4.32m x 3.02m)

UPVC double glazed window, central heating radiator, storage and smoke alarm.

### Bedroom Two

14'3 x 8'4 (4.34m x 2.54m)

UPVC double glazed window, central heating radiator, storage and smoke alarm.

## Bedroom Three

9'7 x 7'1 (2.92m x 2.16m)

UPVC double glazed window, central heating radiator, PVC to ceiling, PVC elevation, smoke alarm and stairs to second floor.

## Bathroom

6'11 x 5'6 (2.11m x 1.68m)

UPVC frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, part tiled elevation, part PVC elevation, wood clad to ceiling and wood effect flooring.

## Second Floor

### Loft Room

21'7 x 10'2 (6.58m x 3.10m)

Two Velux windows, eaves and main boiler.

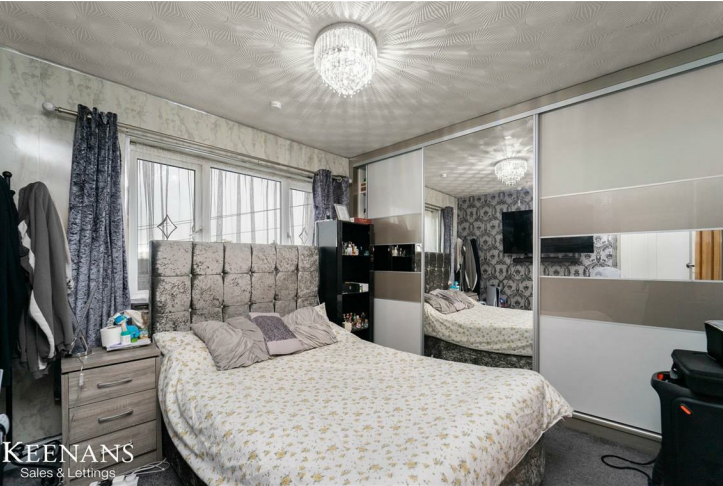
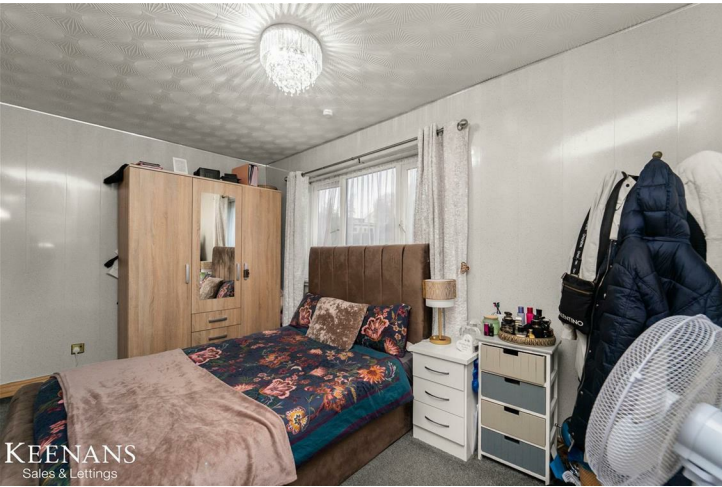
## External

### Front

Steps, partial paving and laid to lawn garden.

### Rear

Enclosed laid to lawn garden, partial paving, two storage outbuildings and outdoor WC.



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