



Manor Road, Blackburn, BB2 6LU

£225,000

AN EXCEPTIONAL THREE BEDROOM MID TERRACED PROPERTY WITH ADDED LOFT CONVERSION

Having been presented and maintained to the highest standard throughout with spacious rooms, three reception rooms, added loft conversion and beautiful decor, this exceptional three bedroom bay fronted terraced property is being proudly welcomed to the market in the highly regarded area of Blackburn. Benefitting from an abundance of indoor space, neutral decor and two bathrooms, this property is truly the perfect family home not to be missed! Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Preston, Darwen and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads on openly to a third reception room. The third reception room guides you through to a modern kitchen. The first floor comprises of doors on to three generously sized bedrooms and a modern three-piece bathroom suite, as well as, staircase on to the attic conversion which benefits from a shower room. Externally there is an enclosed patio garden to the rear and patio garden to the front.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

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		
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  2  3  D

- EPC Rated D
 - Freehold Property
 - Two Bathrooms
- Council Tax Band A
 - Spacious Rooms
 - Fitted Kitchen
- On Road Parking
 - Converted Loft
 - Nearby Schools

Ground Floor

Vestibule
4'04 x 3'08 (1.32m x 1.12m)
Coving, metre cupboard, single glazed door to hall.

Reception Room One
15'05 x 12'00 (4.70m x 3.66m)
Central heating radiator, coving, tiled floor, doors to two reception rooms, stairs to the first floor.

Reception Room One
14'01 x 12'10 (4.29m x 3.91m)
UPVC double glazed window, central heating radiator, coving, gas fire with granite effect hearth and surround, television point, open to reception room three.

Reception Room Three
11'01 x 10'05 (3.38m x 3.18m)
UPVC double glazed box window, central heating radiator, spotlights, feature wall lights, under the stairs storage, hardwood single glazed door to kitchen.

Kitchen
11'00 x 9'05 (3.35m x 2.87m)
UPVC double glazed window, UPVC double glazed velux window, range of cream wall and base units granite effect surfaces, granite effect surfaces, granite effect splashback, stainless steel sink with high spout spring mixer tap, double main feed gas oven with four ring gas hob, and extractor hood, space for fridge/freezer, plumbing for washing machine, dryer and dishwasher, integrated boiler, tiled floor, UPVC double glazed frosted door to rear.

First Floor

Landing
19'06 x 5'07 (5.94m x 1.70m)
Coving, doors to three bedrooms and bathroom stairs to attic.

Bedroom One
16'02 x 12'04 (4.93m x 3.76m)
Two UPVC double glazed windows, central heating radiator, coving, fitted wardrobes.

Bedroom Two
13'04 x 10'01 (4.06m x 3.07m)
UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Three
9'-3 x 9'02 (2.74m-0.91m x 2.79m)
UPVC double glazed window, central heating radiator, two feature wall lights.

Bathroom
6'10 x 6'02 (2.08m x 1.88m)
UPVC double glazed frosted window, chrome heated towel rail, vanity top wash basin with mixer taps, corner panel bath with direct feed rainfall shower, dual flush WC, full tile elevations, tiled floor.

