



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		
	55	77
England & Wales	EU Directive 2002/91/EC	

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Pleckgate Road, Blackburn, BB1 8QR

£299,950

BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME

Situated on Pleckgate Road in Blackburn, this charming semi-detached house offers a delightful blend of comfort and practicality. The property is fully alarmed and has a full CCTV system. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two spacious reception rooms provide ample room for relaxation and entertaining, with one room leading into a bright and inviting conservatory, ideal for enjoying the garden views throughout the year.

The well-designed kitchen area is both functional and stylish, making it a pleasure to prepare meals and gather with loved ones. The spacious rear garden is a true highlight, featuring well-kept greenery that offers a peaceful retreat for outdoor activities or simply unwinding in the fresh air. Additionally, the property includes a garage, providing convenient storage or parking options, along with off-road parking to accommodate multiple vehicles.

This home is not only well-suited for modern living but also benefits from its location, which offers easy access to local amenities and transport links. Whether you are looking to settle down or invest, this property on Pleckgate Road presents an excellent opportunity to enjoy a comfortable lifestyle in a welcoming community.

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 3  1  2  D

- Exceptional Semi Detached Property
 - Fitted Dining Kitchen
 - Off Road Parking and Detached Garage
 - EPC Rating D
- Three Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Spacious Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Vestibule

5'10 x 2'9 (1.78m x 0.84m)

Composite double glazed frosted front door, meter cupboard, tiled flooring and door to hall.

Hall

8'10 x 5'10 (2.69m x 1.78m)

Central heating radiator, doors leading to two reception rooms, kitchen/dining area and stairs to first floor.

Reception Room One

11'1 x 9'10 (3.38m x 3.00m)

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

Kitchen/Dining Area

16'3 x 16'2 (4.95m x 4.93m)

UPVC double glazed window, central heating radiator, range of wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with five ring gas hob and extractor hood, stainless steel splashback, space for American-style fridge freezer, plumbing for washing machine, part wood panelled elevations, wood effect lino flooring and UPVC double glazed door to rear.

Reception Room Two

18'0 x 10'10 (5.49m x 3.30m)

UPVC double glazed window, upright central heating radiator, cornice coving, living flame gas fire with marble surround and UPVC double glazed sliding door to conservatory.

Conservatory

10'3 x 8'3 (3.12m x 2.51m)

UPVC double glazed windows, polycarbonate roof, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

15'1 x 5'10 (4.60m x 1.78m)

UPVC double glazed window, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

18'1 x 9'8 (5.51m x 2.95m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

Bedroom Two

11'11 x 9'10 (3.63m x 3.00m)

UPVC double glazed window, fitted wardrobes and central heating radiator.

Bedroom Three

9'11 x 8'11 (3.02m x 2.72m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

7'9 x 5'10 (2.36m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with waterfall mixer tap and overhead electric feed shower, extractor fan, tiled elevations and vinyl flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding areas, mature shrubbery and access to detached garage.

Garage

26'3 (8.00m)

Power, lighting, electric radiator, wood effect lino flooring, UPVC double glazed sliding door to side and electric roller shutter garage door.

Front

Laid to lawn garden, bedding, mature shrubbery, tarmac driveway and access to detached garage.

