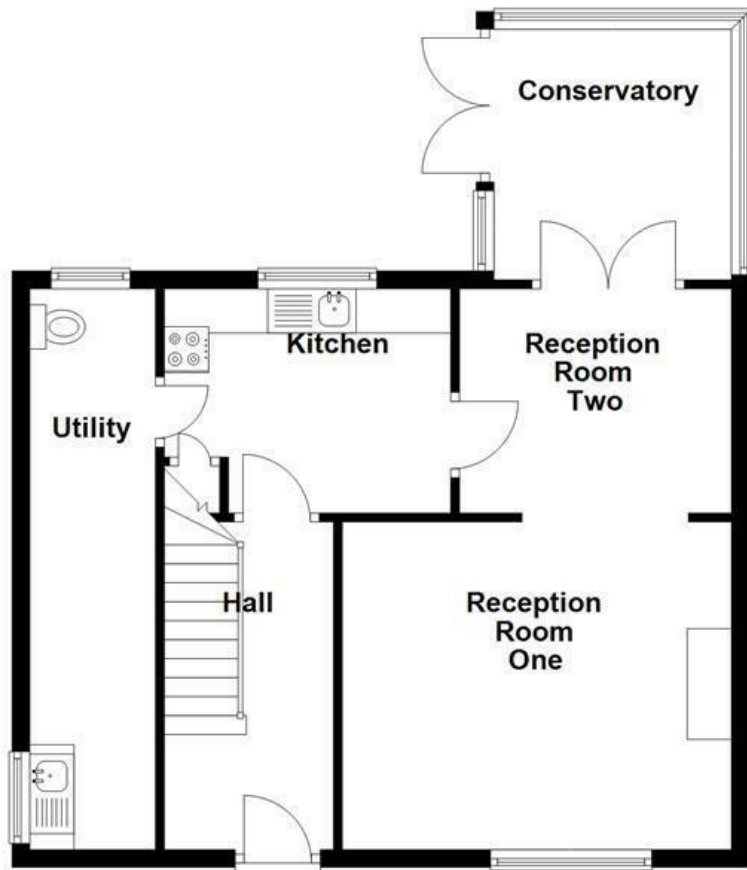
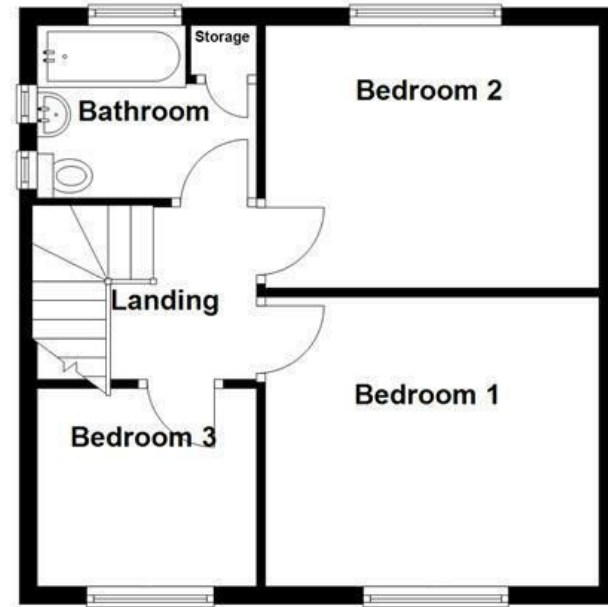


**Ground Floor**  
Approx. 58.1 sq. metres (625.5 sq. feet)



**First Floor**  
Approx. 40.2 sq. metres (433.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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.

## Lytham Road, Blackburn, BB2 3EB

### Offers Over £160,000

A FANTASTIC THREE BEDROOM PROPERTY IN BLACKBURN SOLD WITH NO ONWARDS CHAIN!

Nestled on Lytham Road in Blackburn, this charming three-bedroom house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts a generous garden, perfect for children to play in or for hosting summer barbecues with friends and family.

The inviting conservatory adds a delightful touch, providing a bright and airy space that can be enjoyed year-round, whether as a playroom, a quiet reading nook, or a vibrant dining area.

This home is ideally situated with good transport links into Blackburn, making it convenient for commuting or enjoying the local amenities the town has to offer. With its family-friendly features and ample outdoor space, this property is sure to appeal to those looking for a welcoming environment to create lasting memories.

Do not miss the chance to make this lovely house your new home.

# Lytham Road, Blackburn, BB2 3EB

Offers Over £160,000

 3  1  2  C

- Semi-Detached Property
- Downstairs WC
- Perfect For First Time Buyers
- Tenure: Freehold
- Three Bedrooms
- Spacious Living Room
- EPC: C
- Contemporary Fitted Kitchen
- Off Road Parking
- Council Tax Band: A

## Ground Floor

### Hallway

10'4 x 6'3 (3.15m x 1.91m)

### Reception Room One

14'6 x 12'2 (4.42m x 3.71m)

### Reception Room Two

10'3 x 10'1 (3.12m x 3.07m)

### Kitchen

10'6 x 7'10 (3.20m x 2.39m)

### Utility

20'8 x 4'8 (6.30m x 1.42m)

### Conservatory

10'1 x 9'4 (3.07m x 2.84m)

## First Floor

### Landing

8'5 x 7'4 (2.57m x 2.24m)

### Bedroom One

12'4 x 11'11 (3.76m x 3.63m)

### Bedroom Two

12'4 x 10'1 (3.76m x 3.07m)

### Bedroom Three

8'11 x 7'11 (2.72m x 2.41m)

### Bathroom

8'4 x 7'11 (2.54m x 2.41m)

## External

### Front

Enclosed garden with paving, laid to lawn, shrubbery and hedges.

### Rear

Laid to lawn garden, bedding areas, mature shrubbery, trees and timber shed.



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