



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.

Bolton Road, Blackburn, BB2 4JP

£150,000

AN ENVIABLE THREE BEDROOM FAMILY HOME IN EWOOD

Nestled on Bolton Road in Blackburn, this recently renovated house presents an exceptional opportunity for those seeking a perfect family home. The property has been meticulously updated to a high standard, ensuring that it is turn-key ready for its new occupants.

As you step inside, you will be greeted by a warm and inviting atmosphere, ideal for family living. The thoughtful renovations have enhanced both the aesthetic appeal and functionality of the space, making it a comfortable haven for all.

Situated conveniently close to local amenities, this home offers easy access to shops, schools, and recreational facilities, making it an ideal choice for families. The surrounding area is vibrant and welcoming, providing a sense of community that is often sought after but rarely found.

This property is not just a house; it is a place where memories can be made and cherished. With its modern finishes and prime location, it is sure to attract those looking for a blend of style and practicality. Do not miss the chance to make this beautifully renovated house your new home.

Bolton Road, Blackburn, BB2 4JP

£150,000



- Mid-Terraced Property
- Three Piece Bathroom
- Perfect For First Time Buyers
- Tenure Leasehold
- Three Bedrooms
- Modern Fitted Kitchen
- EPC Rating D
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'9 x 3'1 (1.45m x 0.94m)

Hallway

16'1 x 3' (4.90m x 0.91m)

Reception Room One

13'3 x 10'6 (4.04m x 3.20m)

Reception Room Two

15'2 x 10'11 (4.62m x 3.33m)

Kitchen

10'2 x 8'2 (3.10m x 2.49m)

First Floor

Landing

15'2 x 5'1 (4.62m x 1.55m)

Bedroom One

14'2 x 13'3 (4.32m x 4.04m)

Bedroom Two

10'2 x 8'3 (3.10m x 2.51m)

Bedroom Three

8'7 x 8'3 (2.62m x 2.51m)

Bathroom

7'7 x 6'10 (2.31m x 2.08m)



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