


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Cunliffe Close, Blackburn, BB1 5QX

Offers Over £195,000

THE PERFECT SEMI-DETACHED FAMILY HOME

Welcome to this charming semi-detached house located in the sought-after Cunliffe Close, Blackburn. This property boasts a spacious layout with one reception room, three cosy bedrooms, and a modern bathroom, making it perfect for a growing family.

Situated in a popular family-friendly area, this home offers easy access to Blackburn town centre and major commuter routes, ensuring convenience for daily travel. The property is neutrally finished throughout, featuring stylish decor and modern fixtures and fittings that create a warm and inviting atmosphere.

One of the highlights of this home is the low maintenance front and rear gardens, providing a lovely outdoor space to relax and entertain. Additionally, the property includes a large living room, perfect for family gatherings, a conservatory that brings in ample natural light, and a spacious workshop at the rear, offering versatility for various activities.

Don't miss the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the comfort and convenience this home has to offer in the heart of Blackburn.

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Offers Over £195,000

 3  1  1  D

- Semi Detached Property
- Fitted Kitchen With Integrated Appliances
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Modern Living Room With Inset Feature Fire
- Low Maintenance Gardens
- Council Tax Band: B

Ground Floor

Hallway

7'10 x 6' (2.39m x 1.83m)
UPVC double glazed door with frosted and leaded stained glass, UPVC double glazed window, stairs to first floor and doors to reception room and kitchen.

Reception Room

20'6 x 11'3 (6.25m x 3.43m)
UPVC double glazed bow window, upright central heating radiator, ceiling rose, inset electric feature fire and media wall, marble effect tiled floor and double glazed sliding doors to conservatory.

Conservatory

10'4 x 9'7 (3.15m x 2.92m)
Pitched polycarbonate roof, UPVC double glazed windows and UPVC French doors to rear.

Kitchen

13'8 x 7'10 (4.17m x 2.39m)
UPVC double glazed window, central heating radiator, high gloss wall and base units with laminate worktops, integrated oven in high rise unit, four ring gas hob and extractor hood, tiled splash backs, one and half bowl stainless steel sink with drainer and mixer tap, integrated microwave, integrated fridge freezer, plumbing for washing machine, wood clad ceiling, wood effect vinyl flooring and UPVC double glazed door to rear.

First Floor

Landing

11' x 8' (3.35m x 2.44m)
UPVC double glazed frosted window, access to loft, storage and doors to three bedrooms and bathroom.

Bedroom One

11'4 x 9'2 (3.45m x 2.79m)
UPVC double glazed dormer window, central heating radiator and fitted wardrobes.

Bedroom Two

11'4 x 8'10 (3.45m x 2.69m)
UPVC double glazed window and central heating radiator.

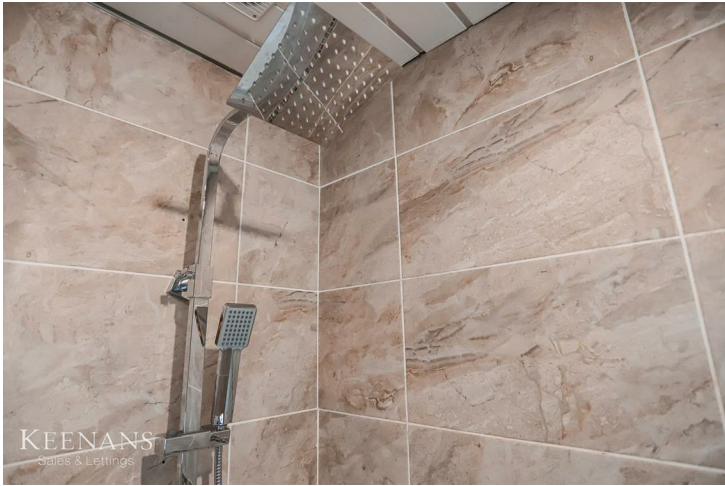
Bedroom Three

7'11 x 6'3 (2.41m x 1.91m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

7'10 x 5'10 (2.39m x 1.78m)
UPVC double glazed window, central heated towel rail, LED spotlights, dual flush WC, vanity top wash basin, panel bath with direct feed rainfall shower and rinse head, PVC panel ceiling, extractor fan, part tiled elevations and tiled floor.

External



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