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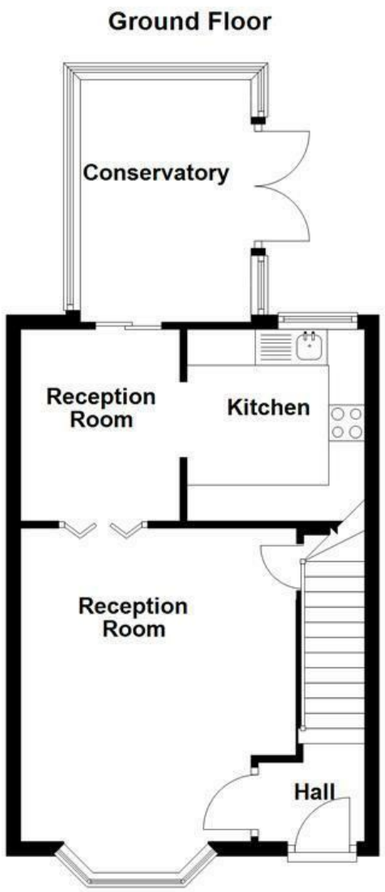

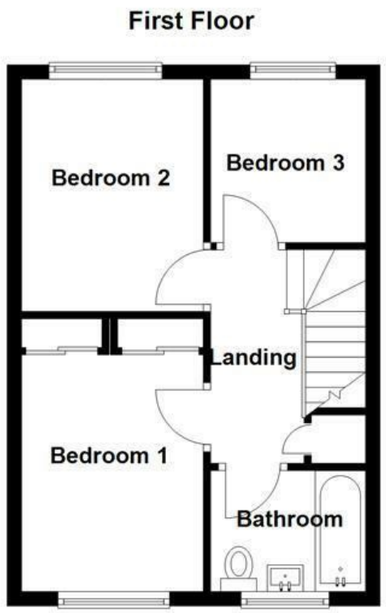

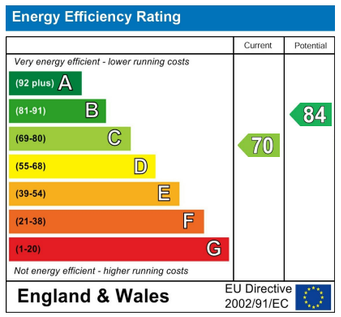

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Arbour Drive, Blackburn, BB2 4LF

£1,050 Per Month

THREE BEDROOM SEMI DETACHED HOME

This well presented three bedroom semi-detached home is being welcomed to the rental market in the sought after area of Oakdale. Located within walking distance to The Redeemer Primary School (Ofsted rated outstanding) and just a stones throw from the M65, this home benefits from off street parking, rear garden, three good size bedrooms and a sunroom.

The main floor welcomes you into the hall and leads into an inviting reception room which has been well decorated and presented with plenty of living space. Through the lounge, a well positioned dining room sits adjacent to the kitchen, equipped with ample storage and space for appliances. A bright sunroom completes the ground floor. The first floor consists of three generously sized bedrooms where the master boasts fitted wardrobes and a well-appointed bathroom.

Externally, the property offers a low maintenance rear garden and all important off street parking. For further information or to book a viewing please contact our Lettings team at your earliest convenience.

*Please note that selected rooms have been artificially staged to help you envisage your new rental property.

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Arbour Drive, Blackburn, BB2 4LF

£1,050 Per Month

3 1 2 C

- Semi Detached Property
- Three Bedrooms
- Excellent Transport Links
- Walking Distance to Redeemer Primary School
- Off Road Parking
- Enclosed Rear Garden
- EPC Rating C
- Sunroom
- Close Proximity to Local Amenities
- Council Tax Band C

Ground Floor

Hall

Composite double glazed frosted entrance door, central heating radiator, wood effect flooring, stairs to first floor and door to reception room one.

Reception Room One

14'3 x 12'7 (4.34m x 3.84m)

UPVC double glazed bay window, two central heating radiators, coving, electric fire, marble hearth and surround, under stairs storage and door to reception room two.

Reception Room Two

8'9 x 7'3 (2.67m x 2.21m)

Central heating radiator, wood effect flooring, open access to kitchen and UPVC double glazed sliding doors to conservatory.

Kitchen

8'9 x 8'1 (2.67m x 2.46m)

UPVC double glazed window, all and base units, laminate worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, space for fridge freezer, space for washing machine and tile effect flooring.

Conservatory

11'1 x 7'9 (3.38m x 2.36m)

UPVC double glazed windows, central heating radiator, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, loft access, coving, storage cupboard and doors to three bedrooms and bathroom.

Bedroom One

10'4 x 8'11 (3.15m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'7 x 8'9 (3.23m x 2.67m)

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

Bedroom Three

7'8 x 6'11 (2.34m x 2.11m)

UPVC double glazed window and central heating radiator.

Bathroom

6'7 x 5'6 (2.01m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with waterfall mixer tap, panel bath with waterfall mixer tap and electric feed shower shower over, part tiled elevation and tile effect flooring.

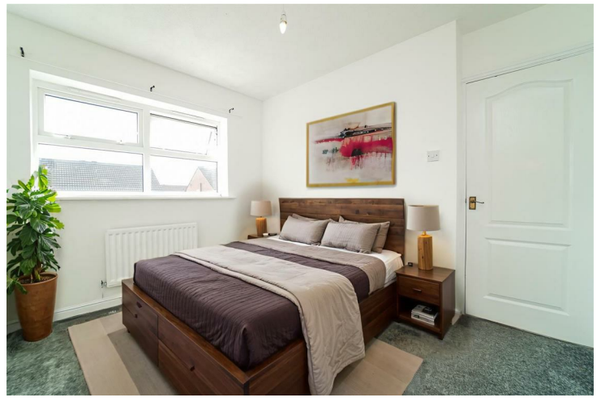
External

Front

Laid to lawn, paving and driveway.

Rear

Enclosed laid to lawn garden, paving and decking.



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