



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	85
(81-91) B		
(69-80) C		
(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

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## Accrington Road, Blackburn, BB1 2AE

### £900

#### SPACIOUS THREE BEDROOM MID TERRACE PROPERTY

Located on Accrington Road in Blackburn, this charming three-bedroom mid-terrace house offers a delightful blend of comfort and convenience. As you step inside, you are greeted by two generously sized reception rooms that create a warm and inviting atmosphere, perfect for both relaxation and entertaining. These rooms seamlessly flow into a well-appointed kitchen, making it easy to enjoy family meals or host gatherings with friends.

The property features a family bathroom, thoughtfully designed to cater to the needs of modern living. Each of the three bedrooms provides ample space, ensuring that everyone in the household can enjoy their own private retreat.

One of the standout features of this home is the spacious rear yard, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying a quiet moment in the fresh air.

Situated close to Blackburn town centre, this property benefits from excellent local amenities, including shops, schools, and transport links, making it an ideal choice for families and professionals alike. With its combination of space, location, and potential, this mid-terrace house is a fantastic opportunity for those looking to make a home in Blackburn.



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Tenure Freehold

On Street Parking

Abundance Of Space

Close Proximity To Local Amenities

Council Tax Band A

Viewin Essential

Fitted Kitchen And Three Piece Bathroom Suite

EPC Rating D

Ideal Family Home

Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite double glazed door to hall.

Hall

16'10 x 3'11 (5.13m x 1.19m)

Central heating radiator, coving, wood effect laminate flooring, doors to two reception rooms and stairs to first floor.

Reception Room

12'11 x 11'2 (3.94m x 3.40m)

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

Reception Room Two

14'7 x 12'5 (4.45m x 3.78m)

UPVC double glazed window, central heating radiator, coving, under stairs storage and door to kitchen.

Kitchen

11'6 x 7'10 (3.51m x 2.39m)

UPVC double glazed window, panel wall and base units, granite effect surface, space for a freestanding oven, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, access to boiler, part tiled elevation, wood effect lino and UPVC door to rear.

First Floor

Landing

15'11 x 5'6 (4.85m x 1.68m)

Loft access, smoke alarm, doors to three bedrooms, bathroom and storage.

Bedroom One

15'9 x 11'9 (4.80m x 3.58m)

Two UPVC double glazed windows, central heating radiator and loft access.

Bedroom Two

10'1 x 9'10 (3.07m x 3.00m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'10 x 8' (3.30m x 2.44m)

UPVC double glazed window and central heating radiator.

Bathroom

8'1 x 5'3 (2.46m x 1.60m)

Central heating radiator, storage, panel bath with mixer tap and rinse head, dual flush WC, pedestal wash basin, extractor fan, part tiled elevation and lino flooring.

External

Rear

Enclosed paved yard with stone chippings.

Front

Enclosed paved courtyard.

A bedroom featuring a light-colored wooden bed frame with a dark blue blanket and a pink pillow. A wooden chest of drawers is positioned against the wall, and a white door is visible on the right. The room has light-colored walls and carpeting.

A bedroom with a white bed frame and a white blanket. A white chest of drawers is on the right side of the bed. The room has light-colored walls and carpeting.

A bathroom with white fixtures, including a sink, toilet, and bathtub. The floor is made of light-colored wood. A white shower curtain is hanging over the tub.

A rear garden with red brick walls on both sides. The ground is paved with stone chippings. There are some potted plants and a blue fence in the background.

A landing area with white walls and a wooden door. A white railing is visible on the left side of the door.

A reception room with white walls and a white radiator. A white door is on the right side of the room.

A bedroom with white walls and a blue blanket on the bed. A window is visible on the right side of the room.

A staircase with white walls and a wooden door. A white radiator is visible on the left side of the stairs.

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