



Lincoln Road, Blackburn, BB1 1TP  
£750

NEW TO THE RENTAL MARKET WITH VIEWING ESSENTIAL  
Situating on Lincoln Road in Blackburn, this end-terraced house offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The fitted kitchen is both functional and inviting, equipped to meet your culinary needs. The property also features a three-piece bathroom suite, ensuring that daily routines are both comfortable and efficient.

One of the standout features of this home is the ample enclosed low maintenance rear yard space, providing a private outdoor area for many uses, or simply enjoying the fresh air. Additionally, the courtyard garden at the front of the property adds to its charm and curb appeal.

Situating in close proximity to local amenities, residents will find shops, schools, and parks just a short distance away, making daily errands and leisure activities easily accessible. Furthermore, the property boasts easy access to major network links, ensuring that commuting to nearby towns and cities is a breeze.

This spacious two-bedroom end-terraced property on Lincoln Road is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of home. Don't miss the chance to make this delightful property your own.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (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 |           |

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.

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- Tenure Leasehold
  - Secure Off Road Parking Available To Rear
  - Ideal Home For A Small Family
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Two Generously Sized Bedrooms
  - Viewing Essential
- EPC Rating TBC
  - Fitted Kitchen And Three Piece Bathroom Suite
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

#### Hall

Dado rail, stairs to first floor and door to reception room.

#### Reception Room

UPVC double glazed window, coving, dado rail, two feature wall lights, central heating radiator, fireplace with decorative surround and ceiling fan light, door to kitchen.

#### Kitchen

UPVC double glazed window, central heating radiator, smoke alarm, wall and base units, stainless steel sink and drainer with mixer tap, space for freestanding oven, plumbing for washing machine, tiled elevation, PVC to ceiling, tiled effect flooring and open access to dining room.

#### Dining Room

Dado rail and UPVC double glazed French doors to rear yard.

### First Floor

#### Landing

Feature wall light, dado rail, doors to two bedrooms and bathroom.

#### Bedroom One

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

#### Bedroom Two

UPVC double glazed window and central heating radiator.

#### Bathroom

Pedestal wash basin, panel bath with mixer tap and rinse head, tiled elevation and wood effect laminate flooring.

### External

#### Rear

Enclosed yard, garage door, outside electric socket and gate to shared access road.

#### Front

Courtyard.



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