



Ainslie Close, Blackburn, BB6 7JA

Offers In The Region Of £144,950

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Presenting Ainslie Close, Great Harwood, Blackburn, this delightful two-bedroom mid terrace house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a spacious lounge that provides an inviting atmosphere, ideal for both relaxation and entertaining. The contemporary kitchen is well-equipped, making it a joy for any home cook to prepare meals.

One of the standout features of this property is the bright conservatory, which floods the space with natural light and creates a lovely spot to enjoy your morning coffee or unwind with a good book. The modern shower room adds a touch of luxury, ensuring that your daily routines are both convenient and enjoyable.

Outside, the low-maintenance rear garden is perfect for those who prefer to spend their time enjoying their home rather than tending to it. Additionally, the property benefits from a driveway, providing off-road parking for your convenience.

This home is ideally suited for first-time buyers, small families, or those looking to downsize, offering a comfortable and stylish living space in a friendly neighbourhood. With its appealing features and practical layout, this property is not to be missed. Come and see for yourself the potential this lovely home has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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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 **2**  **1**  **1**  **C**

- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - Off Road Parking
 - EPC Rating: C
- Two Bedrooms
 - Three Piece Modern Shower Room
 - Tenure: Freehold
- Spacious Reception Room
 - Enclosed Low Maintenance Rear Garden
 - Council Tax Band: A

Ground Floor

Hall

6'3 x 4'8 (1.91m x 1.42m)
UPVC double glazed frosted entrance door, central heating radiator, smoke alarm, storage cupboard, herringbone wood effect flooring and doors to reception room and kitchen.

Reception Room

13'7 x 12'7 (4.14m x 3.84m)
Central heating radiator, stairs to first floor and UPVC double glazed sliding door to conservatory.

Conservatory

9'2 x 8'9 (2.79m x 2.67m)
UPVC double glazed windows, central heating radiator, wood effect flooring, polycarbonate roof and UPVC double glazed French doors to rear.

Kitchen

8'5 x 5'7 (2.57m x 1.70m)
UPVC double glazed window, central heating radiator, wall and base units, granite effect worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, integrated oven, four ring induction hob, extractor hood, plumbing for washing machine, space for fridge freezer, extractor fan, Main boiler and herringbone wood effect flooring.

First Floor

Landing

6'3 x 3'1 (1.91m x 0.94m)
Loft access, smoke alarm and doors to to bedrooms and shower room.

Bedroom One

13'7 x 8'11 (4.14m x 2.72m)
UPVC double glazed window, central heating radiator, spotlights and over stairs storage.

Bedroom Two

9' x 6'10 (2.74m x 2.08m)
UPVC double glazed window and central heating radiator.

Shower Room

6'7 x 5'7 (2.01m x 1.70m)
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower with rinse head in double enclosure, extractor fan, tiled elevation and tile effect flooring.

External

Front

Block paved drive.

Rear

Tiered garden with paving, stone chips and slate chips.



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