

Somerset Road, Blackburn, BB1 4BP

£230,000


A FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME

Located on Somerset Road in the charming area of Rishton, Blackburn, this delightful three-bedroom semi-detached house is an ideal family home. The property boasts a spacious open-plan lounge and dining area, perfect for entertaining guests or enjoying family meals. The natural decor throughout creates a warm and inviting atmosphere, allowing you to move in with ease.

The separate fitted kitchen is well-equipped, providing ample space for culinary adventures. Each of the three bedrooms is generously sized, offering comfortable retreats for family members or guests. The family bathroom is conveniently located, ensuring practicality for everyday living.

Outside, the property features a lovely garden, perfect for children to play or for hosting summer barbecues. Additionally, a driveway and garage provide convenient off-road parking and extra storage space.

This home is ready for you to make it your own, offering a wonderful blend of comfort and functionality in a friendly neighbourhood. Don't miss the opportunity to view this fantastic property, which is sure to appeal to families seeking a welcoming environment in Blackburn.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | 65 | | |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Semi-Detached House
- Family Bathroom
- Off Road Parking
- Tenure Freehold
- Three Bedrooms
- Natural Decor Throughout
- EPC Rating D
- Separate Fitted Kitchen
- Lovely Garden Space
- Council Tax Band C

Ground Floor

Entrance

UPVC partly frosted door to porch.

Porch

5'7 x 2'11 (1.70m x 0.89m)

UPVC frosted window, composite partly frosted door to hall.

Hall

16 x 5'7 (4.88m x 1.70m)

UPVC frosted window, central heating radiator, coving, meter cupboard, doors to reception room, kitchen, understairs storage, stairs to first floor.

Reception Room One

15'1 x 11'11 (4.60m x 3.63m)

UPVC double glazed window, central heating radiator, coving, dado rail, gas fire, open to dining room.

Dining Room

9'11 x 8'7 (3.02m x 2.62m)

Central heating radiator, coving, dado rail, UPVC French doors to rear.

Kitchen

9'4 x 8'11 (2.84m x 2.72m)

UPVC double glazed window, white panelled wall and base units, granite effect surfaces, stainless steel one and a half sink and drainer with mixer tap, four ring gas hob, double oven with extractor hood, plumbing for washing machine, space for fridge freezer, tiled splash backs, tiled floor, UPVC double glazed door to rear.

First Floor

Landing

7'3 x 6'10 (2.21m x 2.08m)

UPVC frosted window, coving, smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom One

12'9 x 10'7 (3.89m x 3.23m)

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

Bedroom Two

11'7 x 10'7 (3.53m x 3.23m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'5 x 7'7 (2.57m x 2.31m)

UPVC double glazed window, central heating radiator, fitted storage cupboard, spotlights and wood effect laminate flooring.

Bathroom

8'5 x 7 (2.57m x 2.13m)

UPVC frosted window, chrome heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panelled bath with mixer tap, electric feed shower enclosure, tiled elevations and tiled effect lino flooring.

External

Front

Driveway, stone flagging, shrubbery, laid to lawn garden and access to garage.

Rear

Enclosed laid to lawn garden with stone flagging, stone chippings and shrubbery.



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