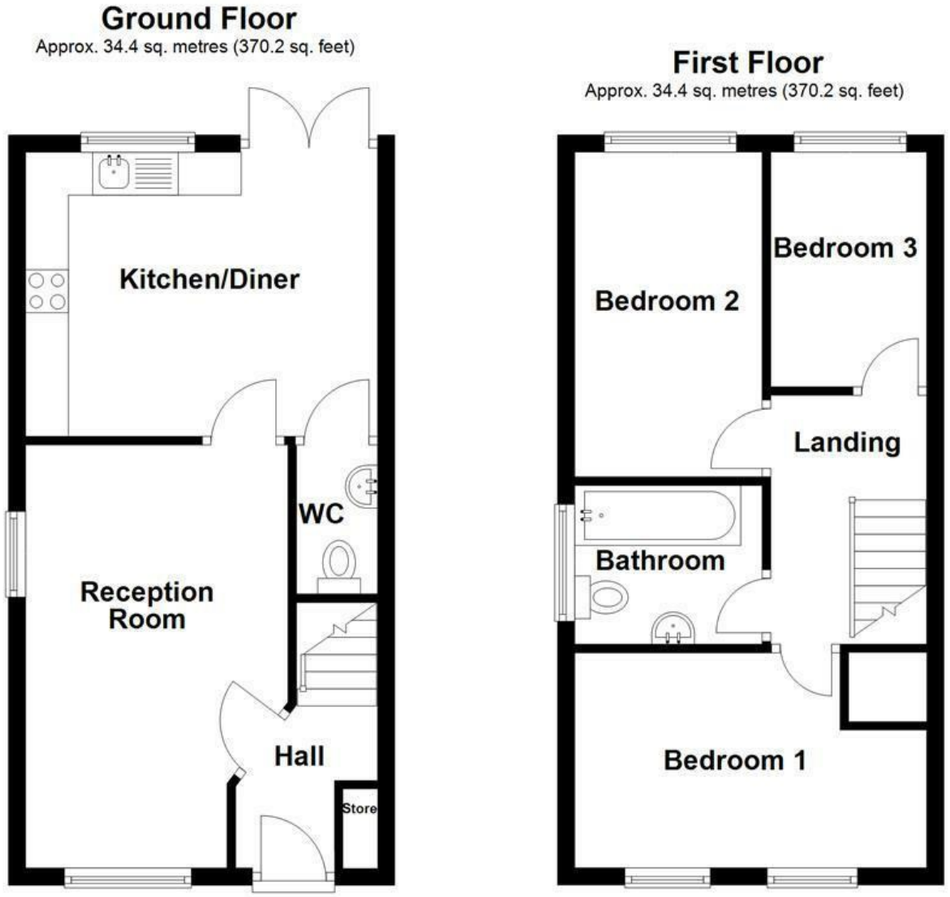
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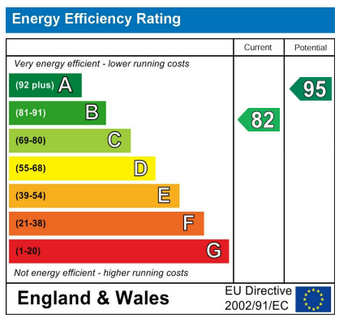












Tomlinson Place, Blackburn, BB1 4AY

Offers Over £190,000

A MODERN THREE BEDROOM SEMI DETACHED HOME

Welcome to this charming three-bedroom semi-detached house located in the desirable area of Tomlinson Place, Rishton, Blackburn. This property is an ideal choice for families or first-time buyers seeking a comfortable and inviting home.

As you enter, you are greeted by a spacious lounge that offers a perfect space for relaxation and entertaining. The modern kitchen diner is a standout feature, providing a contemporary setting for family meals and gatherings. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

The property boasts a lovely garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. It is a wonderful space for children to play or for hosting summer barbecues with friends and family.

On the first floor, you will find a well-appointed bathroom, along with three generously sized bedrooms. Each room offers ample space and natural light, making them perfect for rest and relaxation.

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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Tomlinson Place, Blackburn, BB1 4AY

Offers Over £190,000

3 1 1 B

- Three Bedroom Semi Detached
- Generous Rear Garden
- Off Road Parking
- Tenure - Freehold
- Spacious Family Lounge
- Ideal First Time Buy
- EPC Rating - B
- Modern Kitchen Diner
- Popular Residential Location
- Council Tax Band - B

Ground Floor

Hall
7 x 5'5 (2.13m x 1.65m)

Reception Room
16'2 x 10'1 (4.93m x 3.07m)

Kitchen Diner
13'8 x 10'11 (4.17m x 3.33m)

WC
5'9 x 3'2 (1.75m x 0.97m)

First Floor

Landing
9'7 x 6'1 (2.92m x 1.85m)

Bedroom One
13'6 x 8'3 (4.11m x 2.51m)

Bedroom Two
12'7 x 7'3 (3.84m x 2.21m)

Bedroom Three
9 x 6'1 (2.74m x 1.85m)

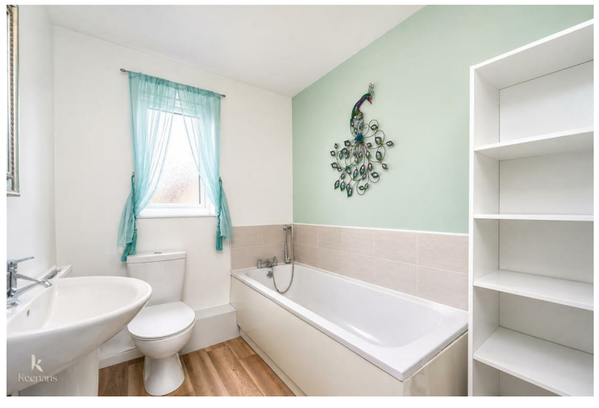
Bathroom
7'3 x 6'1 (2.21m x 1.85m)

External

Front
Laid to lawn garden, bedding areas, mature shrubs and paved path to front entrance door.

Rear
Paved patio, laid to lawn garden, bedding areas, mature shrubs, outdoor tap, timber shed and off road parking with driveway for numerous vehicles.







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