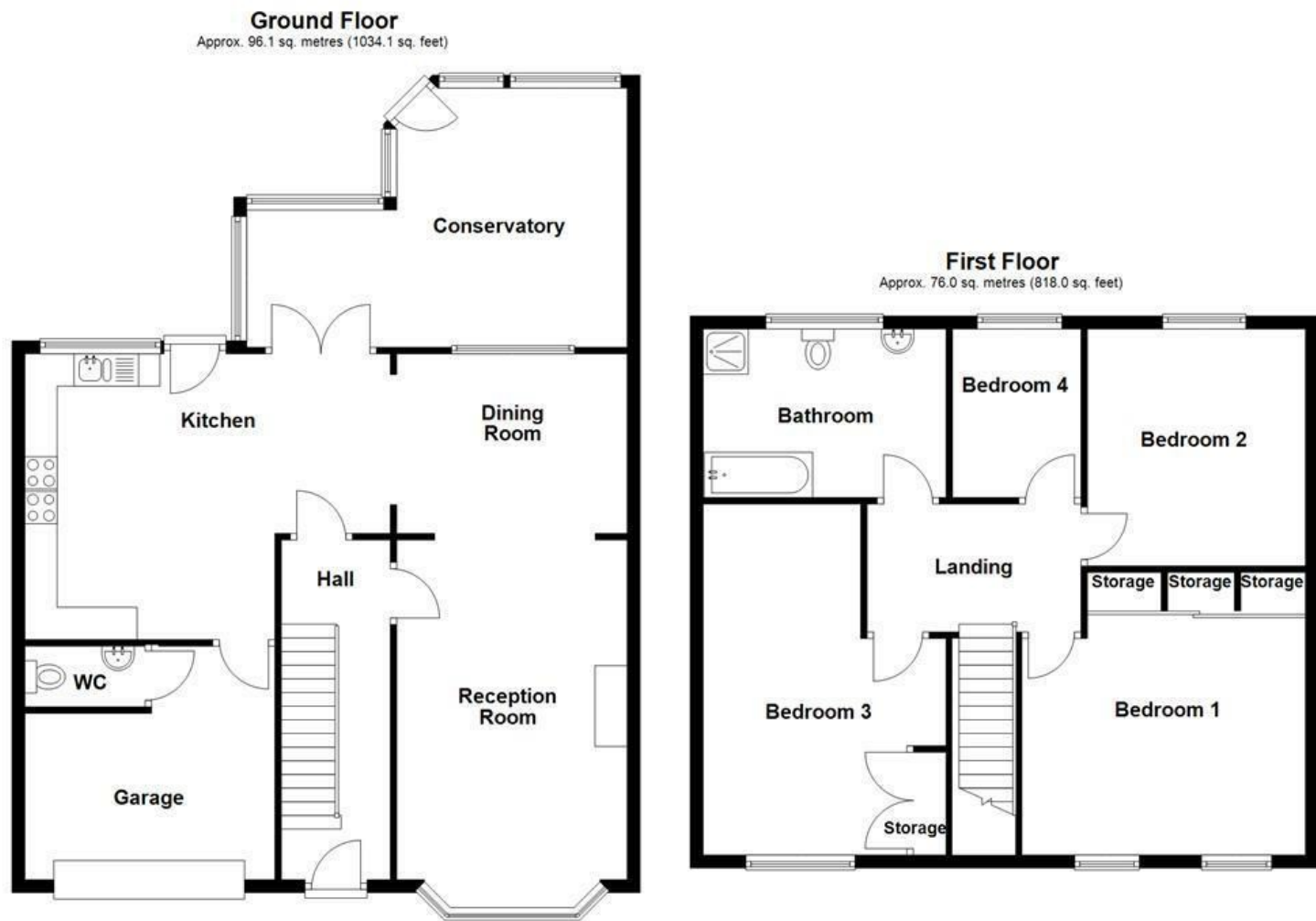




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Sussex Road, Blackburn, BB1 4BJ

£300,000

IMPRESSIVE FOUR BEDROOM SEMI DETACHED FAMILY HOME

Located on Sussex Road in the charming area of Rishton, Blackburn, this stunning four-bedroom semi-detached house has been fully renovated to an exceptional standard. The property boasts a spacious lounge that invites relaxation, seamlessly flowing into an open-plan contemporary kitchen and dining area, perfect for entertaining family and friends.

Natural light floods the bright conservatory, which offers delightful views of the beautifully landscaped garden, creating a serene space to unwind. The integral garden downstairs WC adds convenience for both residents and guests alike.

Upstairs, you will find four generously sized bedrooms, each providing ample space for comfort and personalisation. The large family bathroom is designed with modern fixtures, ensuring a stylish and functional space for daily routines.

The property also features a driveway that accommodates multiple cars, making it ideal for families or those who enjoy hosting visitors. This home is not just a place to live; it is a sanctuary that combines modern living with the charm of a well-established neighbourhood.

Sussex Road, Blackburn, BB1 4BJ

£300,000



- Four Bedroom Semi Detached
 - Bright Conservatory Space
 - Off Road Parking
 - Tenure - Freehold
- Fully Renovated Throughout
 - Landscaped Rear Garden
 - EPC Rating - TBC
- Open Plan Kitchen Diner
 - Contemporary Family Living
 - Council Tax Band - D

Ground Floor

Entrance

Composite frosted door to hall.

Hall

15'6 x 5'8 (4.72m x 1.73m)

Coving, spotlights, alarm panel, doors to reception room and kitchen, stairs to first floor. tiled flooring.

Reception Room

17'3 x 11'9 (5.26m x 3.58m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, open to dining room.

Dining Room

11'9 x 9'1 (3.58m x 2.77m)

UPVC double glazed window, central heating radiator, ceiling rose, open to kitchen.

Kitchen

18'9 x 13'10 (5.72m x 4.22m)

UPVC double glazed window, upright central heating radiator, spotlights, panelled wall and base units, granite surfaces, one and a half sink and drainer with mixer tap, four ring induction hob, extractor unit, double oven, space for fridge freezer, herringbone effect lino flooring, UPVC double glazed door to rear, double doors to conservatory, door to garage.

Conservatory

19'4 x 13'7 (5.89m x 4.14m)

Eleven UPVC double glazed windows, central heating radiator, polycarbonate roof, ceiling fan, lino flooring, UPVC double glazed frosted door to rear.

Garage

11'11 x 12'9 (3.63m x 3.89m)

Power, wood effect laminate flooring,

WC

6'2 x 3'1 (1.88m x 0.94m)

Two piece suite comprising of WC and vanity top wash basin with mixer tap, spotlights, partial tiled elevations, tiled flooring.

First Floor

Landing

10'9 x 6'9 (3.28m x 2.06m)

Loft access, smoke alarm, coving, doors to four bedrooms and bathroom.

Bedroom One

18'1 x 11'4 (5.51m x 3.45m)

Two UPVC double glazed window, coving, central heating radiator, fitted wardrobes.

Bedroom Two

11'5 x 11'1 (3.48m x 3.38m)

UPVC double glazed window, central heating radiator.

Bedroom Three

15'10 x 11'1 (4.83m x 3.38m)

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

Bedroom Four

8'7 x 5'6 (2.62m x 1.68m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wood effect laminate flooring.

Bathroom

11'2 x 8'6 (3.40m x 2.59m)

UPVC frosted window, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed rainfall shower and rinse head, panelled bath with mixer tap, PVC ceiling, spotlights, extractor fan, partial tiled elevations, tiled flooring.

External

Rear

Enclosed laid to lawn garden, bedding areas, shrubbery, pond, stone flagging.

Front

Driveway



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