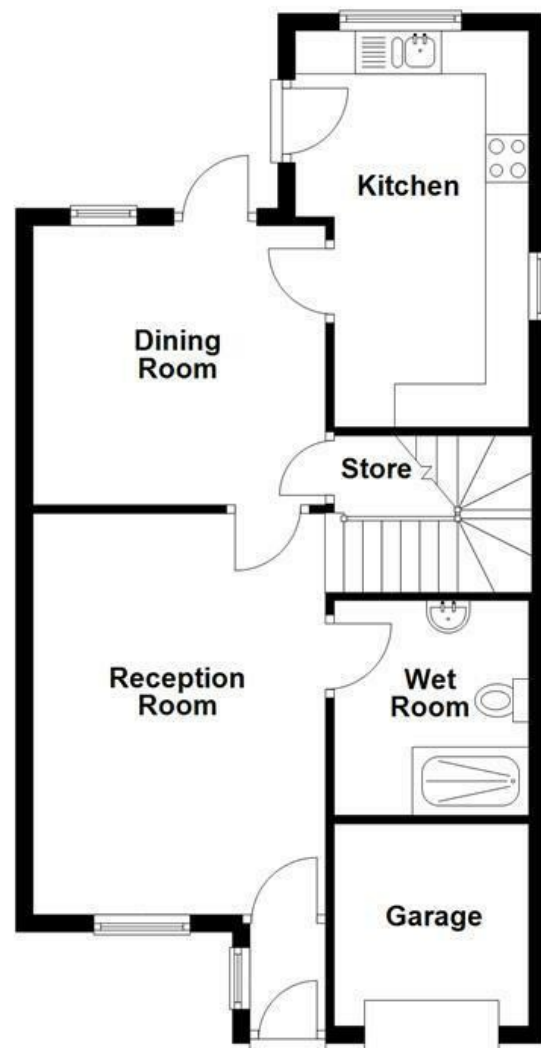
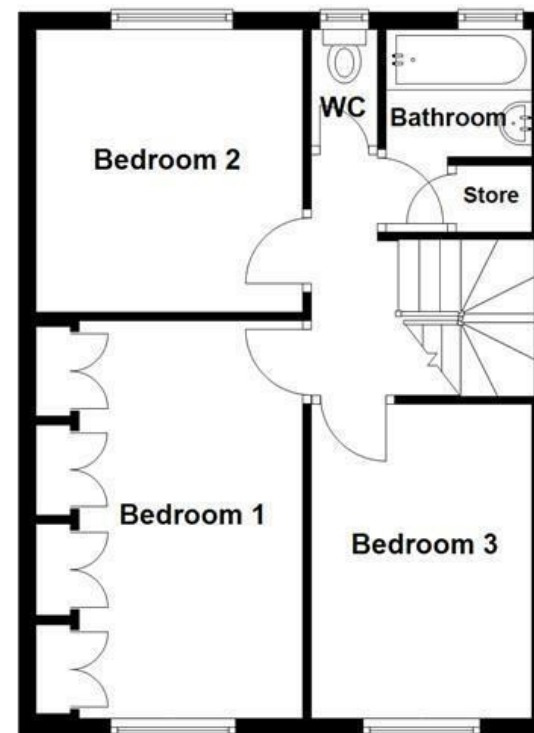


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	65	
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.

St. Oswalds Road, Blackburn, BB1 2DS

£199,950

AN ENVIABLE END TERRACED PROPERTY

Bursting with potential and offering an abundance of indoor and outdoor space, this exceptional three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Knuzden on a popular estate. With three double bedrooms, fantastic kitchen extension, two bathrooms and enviable garden space, this property is the perfect home for any growing family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Rossendale and major motorway links. With ample off road parking, added garage and no chain delay, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room guides you on to a dining room, wet room and houses a staircase to the first floor. The dining room leads on to a kitchen. The first floor comprises of doors on to three double bedrooms, bathroom and WC. Externally there is an enclosed tiered garden to the rear with paving, laid to lawn, bedding, outbuilding and mature shrubs. To the front there is a concrete imprinted driveway for multiple vehicles.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

St. Oswalds Road, Blackburn, BB1 2DS
£199,950

 3  2  2  D

- Spacious End Terrace Property
 - Fantastic Kitchen Extension
 - Ample Off Road Parking and Garage
 - EPC Rating D
- Three Double Bedrooms
 - Bursting with Potential
 - Tenure Leasehold
- Two Bathrooms
 - Abundance of Outdoor Space
 - Council Tax Band B

Ground Floor

Entrance Porch

3'9 x 2'11 (1.14m x 0.89m)
UPVC double glazed frosted front door, UPVC double glazed frosted window, tiled flooring and UPVC double glazed frosted door to reception room.

Reception Room

15'3 x 11'2 (4.65m x 3.40m)
UPVC double glazed window, central heating radiator, coving, gas fire with granite effect hearth and surround, television point, doors to wet room, dining room and stairs to first floor.

Wet Room

8'2 x 7'8 (2.49m x 2.34m)
Central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, electric feed walk-in shower, extractor fan, tiled elevations and lino flooring.

Dining Room

11'2 x 10'7 (3.40m x 3.23m)
UPVC double glazed window, central heating radiator, coving, smoke detector, understairs storage, door to kitchen and UPVC double glazed door to rear.

Kitchen

15'1 x 8'10 (4.60m x 2.69m)
Two UPVC double glazed windows, range of wall and base units with marble effect work surfaces, tiled splashback, stainless steel double sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer, Ideal boiler, coving, lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

9'4 x 8'6 (2.84m x 2.59m)
Loft access, smoke detector, doors to three bedrooms, bathroom and WC.

Bedroom One

15'2 x 10'0 (4.62m x 3.05m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

10'9 x 10'0 (3.28m x 3.05m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

12'2 x 9'4 (3.71m x 2.84m)
UPVC double glazed window and central heating radiator.

Bathroom

7'11 x 6'4 (2.41m x 1.93m)
UPVC double glazed frosted window, central heated towel rail, panel

bath with mixer tap, electric feed shower and rinse head, vanity top wash basin with mixer tap, integrated linen cupboard, tiled elevations, PVC to ceiling, extractor fan, spotlights and tiled effect lino flooring.

WC

5'1 x 2'6 (1.55m x 0.76m)
UPVC double glazed frosted window, dual flush WC, tiled elevations, PVC to ceiling, spotlights, tiled elevations and lino flooring.

External

Rear

Tiered garden with laid to lawn, bedding areas, paving, mature shrubbery and outbuilding.

Front

Concrete imprinted driveway and access to storage garage.

