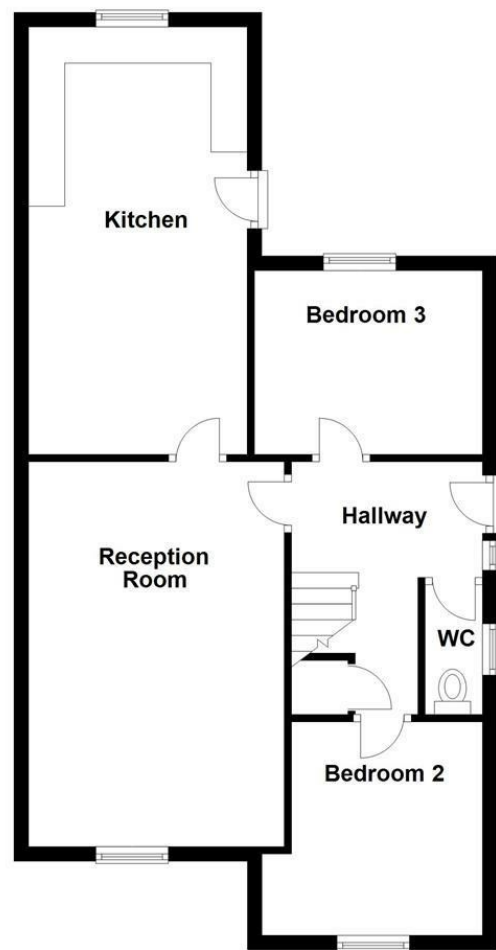


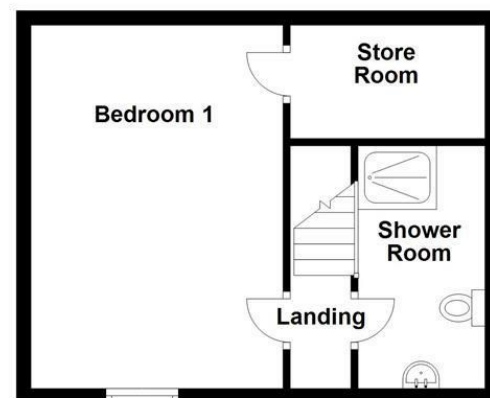
Ground Floor

Approx. 63.6 sq. metres (684.9 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.9 sq. feet)



Total area: approx. 95.0 sq. metres (1022.8 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Warrenside Close, Blackburn, BB1 9PF

£245,000

THREE BEDROOM SEMI DETACHED HOME WITH SUPERB POTENTIAL

Nestled on a popular, family friendly close, on the border of The Ribble Valley and Blackburn, this three bedroom, semi detached home is being welcomed to the property market. Ideally suited for a small family or couple looking to put their personal stamp on a property to make it their dream home, this property offers fantastic potential for fully customisation and boasts spacious living accommodation, lawned from and rear gardens and generously sized bedrooms.

The property comprises briefly, to the ground floor; entrance from the side elevation to the hallway with stairs leading to the first floor and doors providing access to a downstairs WC, two bedrooms, under stairs storage and a spacious living room. The living room has a door leading to the dining/kitchen which provides access to the rear garden. To the first floor is a landing with doors leading to the main bedroom and a three piece shower room. Externally the property boasts an enclosed rear laid to lawn garden with paved patio, greenhouse and bedding areas. There is also a door leading to a garden storage room. To the front of the property is a laid to lawn garden with mature trees and bedding areas, and a paved driveway providing off road parking for numerous vehicles leading to a single garage.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

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		
	53	73
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.

Warrenside Close, Blackburn, BB1 9PF

£245,000

 3  1  2  E

- Semi Detached Bungalow
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating: E
- Three Bedrooms
- Three Piece Shower Room
- Leasehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band D

Ground Floor

Entrance Hallway

UPVC double glazed entrance door, central heating radiator, coving, smoke alarm, stairs to the first floor, understairs storage and doors to reception room, WC and two bedrooms.

WC

5'10 x 2'7 (1.78m x 0.79m)

UPVC double glazed frosted window, low basin WC and wood cladded elevations.

Bedroom Two

10'1 x 9'8 (3.07m x 2.95m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

10'4 x 8'5 (3.15m x 2.57m)

UPVC double glazed window, central heating radiator and coving.

Reception Room

17'5 x 11'5 (5.31m x 3.48m)

UPVC double glazed window, two central heating radiators, living flame gas fire with marble hearth and decorative mantel, coving and door to the kitchen.

Kitchen

19'4 x 9'11 (5.89m x 3.02m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces, freestanding cooker with four ring gas hob, extractor hood, stainless steel sink with drainer, space for fridge freezer, plumbing for washing machine, part wood effect flooring, part wood cladded elevations, coving and UPVC double glazed door to the rear.

First Floor

Landing

Loft access, smoke alarm, coving and doors to bedroom one and shower room.

Bedroom One

16'5 x 11'6 (5.00m x 3.51m)

UPVC double glazed window, central heating radiator, two feature wall lights, coving and door to a store room/walk in wardrobe.

Store Room/Walk In Wardrobe

8'9 x 5'2 (2.67m x 1.57m)

Access to eaves storage.

Shower Room

10' x 5'7 (3.05m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, central heating radiator, low basin WC, pedestal wash basin, walk in electric feed shower unit, part PVC panelled elevations, extractor fan and coving.

External

Front

Laid to lawn garden with bedding areas, mature trees and paved off road parking leading to the detached single garage.

Rear

Laid to lawn garden with bedding areas, paved patio, greenhouse and access to a storage room (8'4 x 7'9).

