



Bolton Road, Blackburn

- Double Fronted End Terrace
- Dining Room
- Three Double Bedrooms
- Utility Room & WC
- Council Tax Band - B
- Spacious Lounge
- Four Piece Bathroom
- Modern Kitchen
- Rear Garden & Parking Area
- Tenure - Freehold

Guide Price £189,000

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Bolton Road, Blackburn

DESCRIPTION

This unique end terrace provides something a little different. A spacious three storey property with gardens & parking located in a practical position in between Blackburn & Darwen.

The property comprises; vestibule, dining room, modern kitchen, spacious lounge, utility room & a ground floor WC. To the first floor there is an L shape landing giving access to two double bedrooms and a four piece bathroom suite. From the landing there is a further stairway leading to the 3rd double bedroom. The house has a modern decor throughout and its versatile layout makes it ideal for family life.

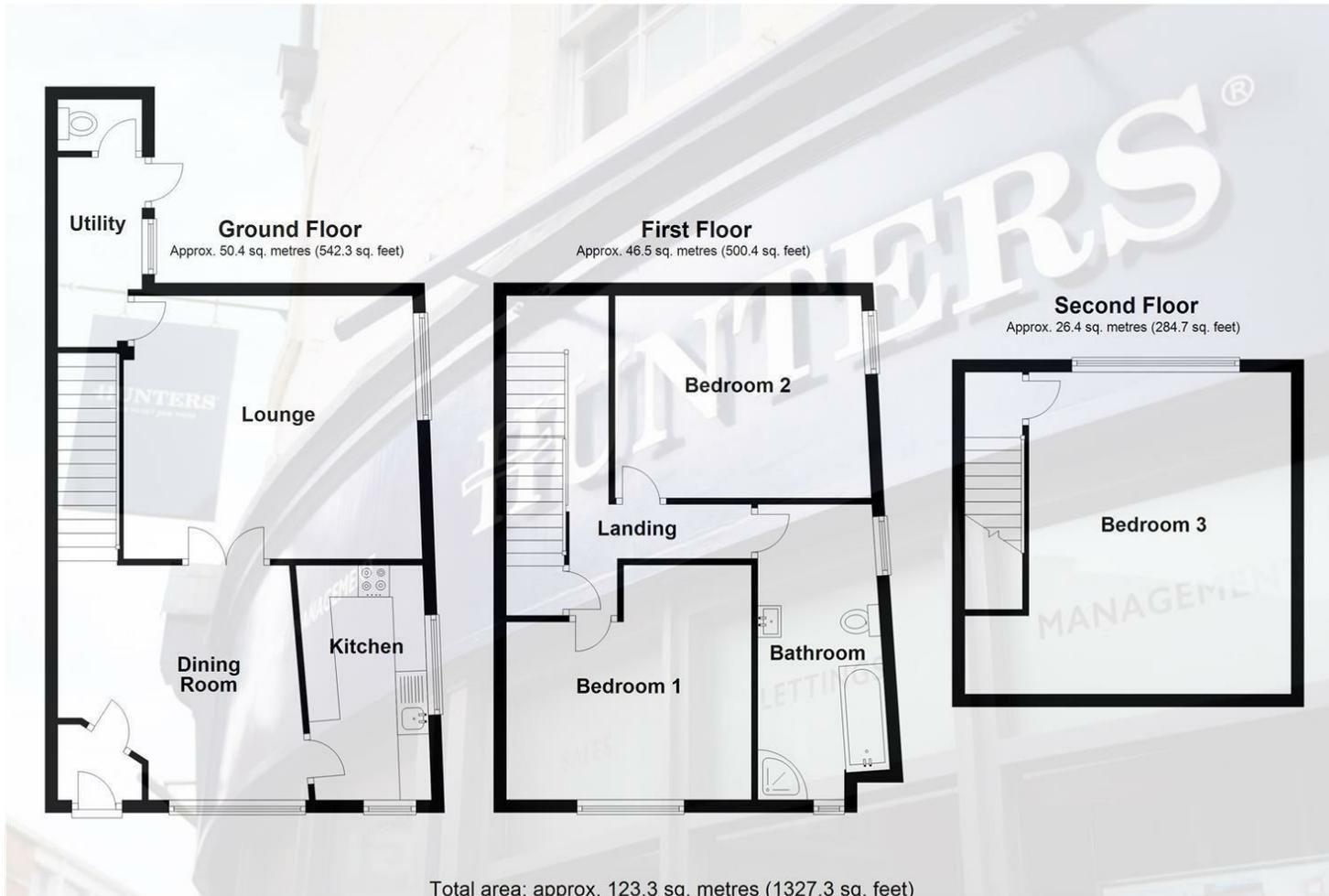
To the rear accessible from the utility room is a two tiered garden area with a mixture of Indian flags and artificial turf. There is a small garden frontage as you approach the front door and there is access for parking down the side.

The property is situated not far from the border of Lower Darwen, Darwen & Blackburn. With this there is easy access to motorway links, major retail parks along with day to day amenities. There are several schools close by and Bolton Road is on a bus route for those that don't drive.

OUR THOUGHTS - 'With all the essentials to cope with modern day family life we feel this is something very attractive to those up-sizing'







Total area: approx. 123.3 sq. metres (1327.3 sq. feet)

This floor plan is owned by Hunters Estate Agent and must not be copied or edited.
Plan produced using PlanUp.

Viewing

Please contact our Hunters Darwen Office on 01254 706471 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| 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 are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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