

curtis law

ESTATE AGENTS



Alexandra Road, Blackburn

**** EXCELLENT AND SPACIOUS HOME IN REVIDGE ****

Welcoming to the market, we have this fabulous mid-terraced home set in a sought after location! Boasting spacious accommodation throughout, this superb property benefits from two reception rooms, cloakroom, downstairs WC, garage and front and rear gardens. With the added bonus of a loft room, cellar and garage, this home would be perfectly suited to a growing family!

Benefiting from being conveniently located off Revidge Road, this property is within close proximity to an abundance of amenities including convenience stores, doctors, shops, hairdressers and Corporation Park which offers stunning scenic walks. Furthermore, there are also strong network links and bus routes offering easy access to Blackburn Town Centre, The Ribble Valley, Preston and beyond.

Book in a viewing today with our sales team to fully appreciate what this beautiful property has to offer!

- Large Mid- Terraced Property
- Two Reception Rooms
- Fitted Kitchen
- Cloakroom
- Loft Room
- Two Double Bedrooms
- Front and Rear Gardens
- Cellar
- Council Tax Band B
- Freehold

Offers in the region of £185,000

Alexandra Road, Blackburn

Cellar

Cellar Room

12'10" x 11'1" (3.93 x 3.40)

UPVC double glazed frosted window, central heating radiator, ceiling light fitting, fireplace point, integrated wash basin with tap, access to under stair storage, paved flooring.

Ground Floor

Porch

Coving to ceiling, ceiling light fitting, door to hall.

Hall

Coving to ceiling, ceiling light fitting, dado rail, doors to the two reception rooms, stairs to the first floor, carpet flooring.

Reception Room One

13'9" x 13'5" (4.20 x 4.09)

UPVC double glazed window, coving to ceiling, two ceiling light fittings, central heating radiator, feature fireplace with slate hearth and stone surround, doors to kitchen and cellar, carpet flooring.

Reception Room Two

15'1" x 10'0" (4.61 x 3.06)

UPVC double glazed bay window, coving to ceiling, dado rail, carved wall detail, fireplace with slate wall elevations and wood panel, ceiling light fitting, central heating radiator, carpet flooring.

Kitchen

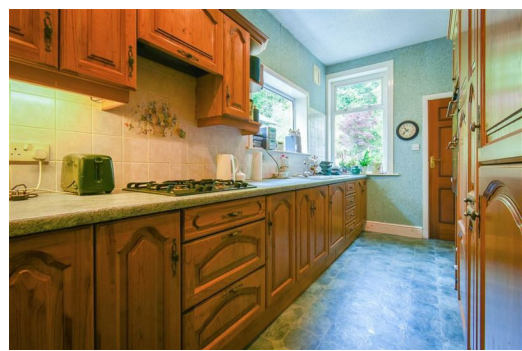
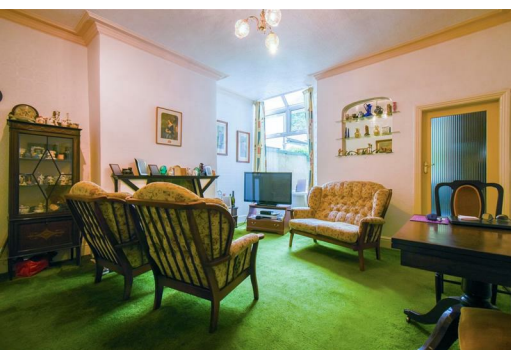
15'1" x 7'2" (4.61 x 2.19)

Two UPVC double glazed windows, a range of wood wall and base units with laminate worktops, composite sink and drainer with mixer tap, integrated oven in high rise unit, four ring gas hob with extractor hood, integrated fridge freezer, space for washing machine and dishwasher, central heating radiator, ceiling spotlights, under counter lights, part tiled elevations, tile effect flooring.

Cloakroom

6'6" x 2'11" (1.99 x 0.91)

UPVC double glazed window, full tiled elevations, ceiling light fitting, central heating radiator, door to downstairs WC and rear, tile flooring.



Downstairs WC

3'0" x 2'7" (0.92 x 0.80)

UPVC double glazed frosted window, two piece bathroom suite comprising of: close coupled front mount flush WC, wall mounted corner wash basin with traditional taps, full tiled elevations, ceiling light fitting, tiled flooring.

First Floor

Landing

Skylight, ceiling light fitting, doors to two double bedrooms, five piece bathroom suite and stairs leading to loft room, carpet flooring.

Bedroom One

15'1" x 11'6" (4.62 x 3.52)

UPVC double glazed bay window, two ceiling light fittings, two central heating radiators, fitted wardrobes, carpet flooring.

Bedroom Two

11'10" x 10'8" (3.63 x 3.27)

Wooden double glazed window, ceiling light fitting, central heating radiator, fitted wardrobes, carpet flooring.

Bathroom

10'9" x 7'1" (3.29 x 2.16)

UPVC double glazed frosted window, five piece bathroom suite comprising of: a close coupled front mount flush WC, full pedestal wash basin with traditional taps, bidet with traditional taps, wood paneled bath with traditional taps and shower attachment, integrated shower with glass screen and overhead shower, part tiled elevations, extractor fan, ceiling light fitting, central heating radiator, two double doors to airing cupboards, carpet flooring.

Loft

Loft Room

12'3" x 19'9" (3.74 x 6.03)

Wooden double glazed window, Velux skylight, part wood wall paneling, four ceiling light fittings, central heating radiator, mirrored sliding doors to fitted wardrobes, carpet flooring.

External

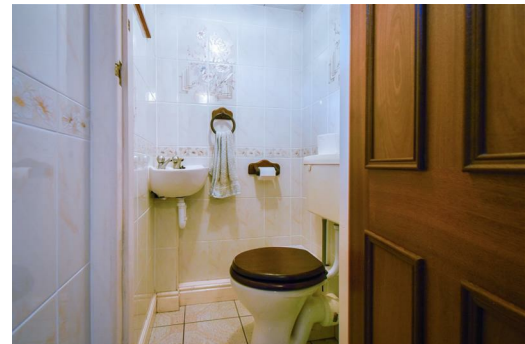
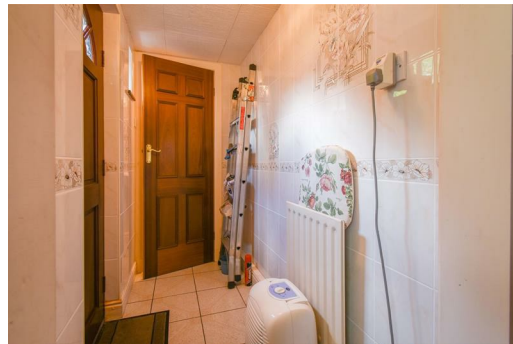
Front

Garden fronted with mature shrubbery, paved pathway leading up to the entrance, on street parking.

Rear

Part paved patio and pathway leading to laid to lawn garden with mature shrubbery and stone walls.

Garage





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		
	63	77
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		