



Alder Bank, Blackburn

A rare opportunity to purchase this three bedroom semi-detached family home in a superb cul-de-sac location with a beautiful substantial garden with open aspect views to the countryside. Located in the Witton area of Blackburn sits this perfect family home conveniently situated close to all local amenities and transport links to Blackburn Town Centre and Preston.

Are you looking for the perfect three bedroom semi-detached family home brimming with potential? Enjoying a prime position in the ever sought after area of Witton, offers excellent motorway links to Blackburn, Preston and beyond whilst being a short walk from local shops, schools and other amenities. This family home offers open plan living room and dining room, making it the perfect home for those looking to upsize as your family starts to grow.

This property comes to the market ready for someone to make their home. Complete with driveway for multiple vehicles, this would make the perfect family home.

Early viewing is essential as this fantastic property is expected to be popular, due to the excellent location and accommodation it has to offer.

- Semi- Detached Home
- Well Presented Throughout
- Driveway For Multiple Vehicles
- Three Bedrooms
- Private & Spacious Rear Garden
- UPVC Double Glazed Throughout
- Cul - De - Sac Location
- Open Plan Living/Dining Room
- Freehold

Offers in the region of £130,000

Alder Bank, Blackburn

Ground Floor

Entrance Hallway

UPVC double glazed frosted entrance door, uPVC double glazed floor to ceiling window, ceiling light fitting, central heating radiator, alarm system, door to living room, stairs to first floor, wood effect laminate flooring.

Lounge

12'0" x 11'10" (3.67m x 3.63m)

UPVC double glazed window, ceiling light fitting, wall light fitting, central heating radiator, coving to ceiling, television aerial point, telephone point, feature gas fire with a marble hearth and surround, open archway to dining room, carpeted flooring.

Dining Room

12'6" x 8'0" (3.82m x 2.45m)

UPVC double glazed French doors to rear garden, ceiling light fitting, central heating radiator, coving to ceiling, door to kitchen, open archway to living room, carpeted flooring.

Kitchen

12'5" x 6'2" (3.80m x 1.90m)

UPVC double glazed window, uPVC partially glazed door to rear, a range of Walnut finished wall and base units with contrasting black granite worktops, part tiled splashbacks, stainless steel sink and drainer with mixer tap, freestanding double oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, ceiling light fitting, central heating radiator, under stair storage / pantry, vinyl flooring.

First Floor

Landing

8'7" x 5'6" (2.63m x 1.70m)

UPVC double glazed window, ceiling light fitting, central heating radiator, loft access via hatch with pull down ladder, doors to three bedrooms and a family bathroom suite, carpeted flooring.

Bedroom One

12'4" x 8'8" (3.78m x 2.66m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Two

12'2" x 8'8" (3.72m x 2.66m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.



Bedroom Three

8'0" x 5'7" (2.45m x 1.71m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bathroom

5'6" x 5'0" (1.68m x 1.53m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level front dual flush WC, white gloss vanity wash basin, panel bath with direct feed showerhead, full tiled elevations, ceiling light fitting, central heating radiator, airing cupboard housing combination boiler (installed in 2020).

External

Front

Driveway providing off road parking for multiple vehicles, gated access to rear garden.

Rear

Low maintenance enclosed yard with outside water tap and lighting, shed (lighting and electrics- dryer and freezer in the shed).

Additional Information

Freehold

Council Tax Band B- Blackburn with Darwen Borough Council

No Water Meter

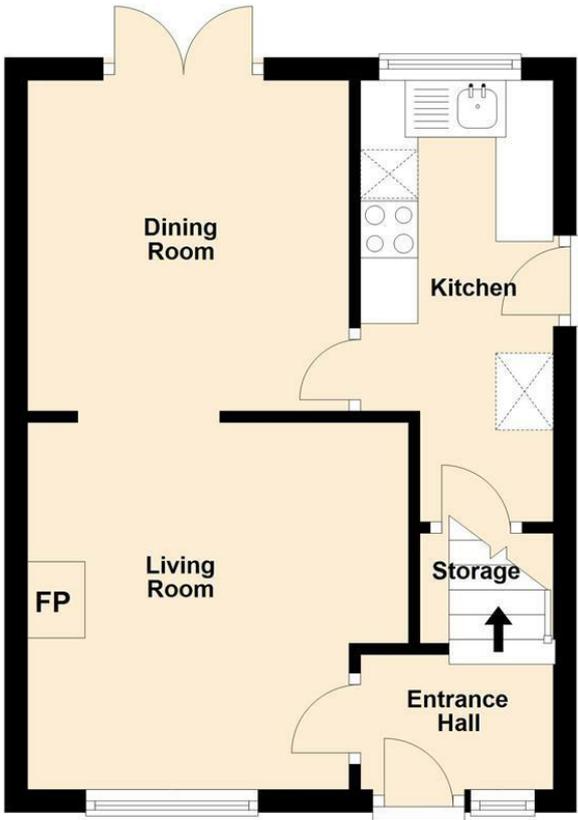
Outside Water Tap

Access to Loft Via Hatch and Drop Down Ladder

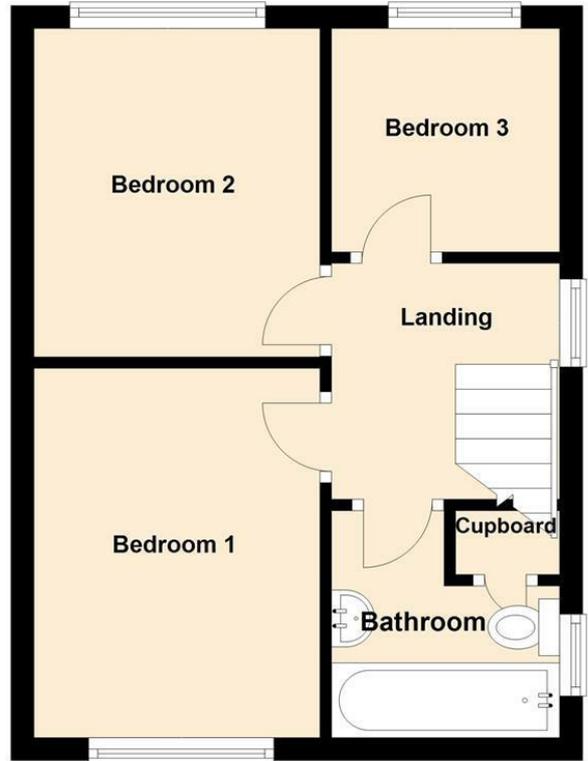
Combination Boiler Installed In 2020



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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
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		
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