



Alexandra Road, Blackburn

** IMMACULATELY PRESENTED MID TERRACE PROPERTY **

Situated in a sought after location just off Revidge Road, we are delighted to welcome to the market this superb mid terraced property. A true credit to the current homeowners, this property has been beautifully presented and maintained to the highest standard with neutral and modern decor. Benefiting from two generously sized reception rooms, a modern fitted kitchen and two double bedrooms, this property would be perfect for a modern couple or First Time Buyers. In addition, this property is within close proximities to local amenities including convenience stores and well established schools, and is also a stones throw away from Corporation Park. This property truly ticks all the boxes!

Get in contact with our sales team to arrange a viewing on this outstanding property!

- Mid Terraced Property
- Two Double Bedrooms
- On Street Parking
- Freehold
- Two Spacious Reception Rooms
- Three Piece Bathroom Suite
- Excellent Location
- Modern Fitted Kitchen
- Garden Fronted
- No Chain

Offers in the region of £135,000

Ground Floor

Entrance Vestibule

3'8" x 2'9" (1.14 x 0.85)

Leads to the hallway.

Hallway

11'0" x 2'9" (3.37 x 0.85)

Welcoming hallway leading to two reception rooms and stairs accessing the first floor.

Reception Room One

15'8" x 11'5" (4.79 x 3.48)

UPVC double glazed bay window, central heating radiator, coving to ceiling, feature gas fireplace with granite hearth and oak surround, ceiling light fitting, carpet flooring, double doors leading to the second reception room.

Reception Room Two

12'11" x 12'2" (3.95 x 3.71)

UPVC double glazed patio door, central heating radiator, coving to ceiling, outset gas fireplace, television point, ceiling light fitting, carpet flooring, double doors leading to first reception room, door accessing under stair storage.

Kitchen

17'8" x 7'2" (5.40 x 2.20)

Two UPVC double glazed windows, range of cream wooden wall and base units with wood surfaces, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob with extractor fan, integrated microwave, space for washing machine/ fridge freezer, ceiling spotlights, vertical white central heating radiator, wood flooring.

First Floor

Landing

13'0" x 4'9" (3.97 x 1.47)

Spacious landing leading to two double bedrooms and a three piece family bathroom suite.

Bedroom One

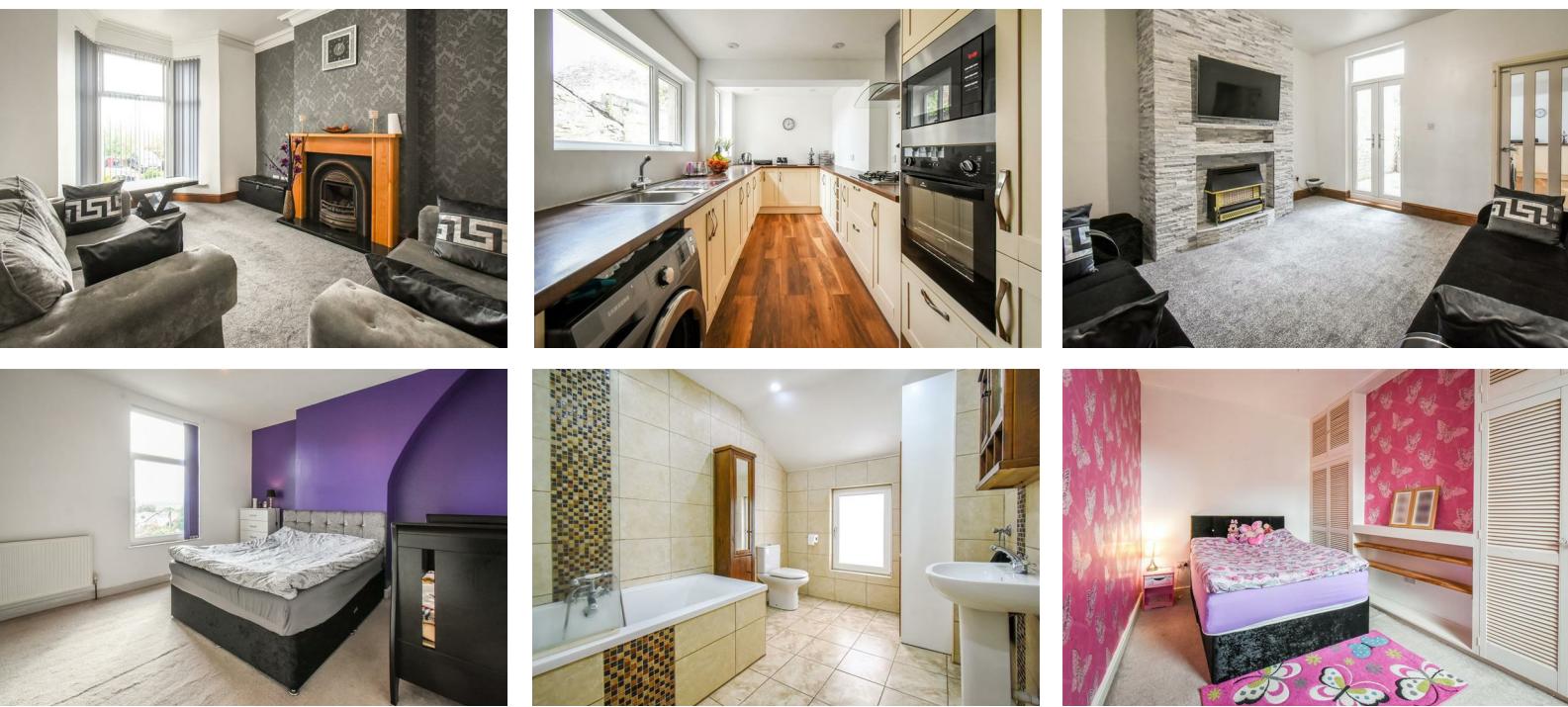
14'11" x 12'4" (4.55 x 3.76)

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

Bedroom Two

13'0" x 8'3" (3.98 x 2.52)

UPVC double glazed window, central heating radiator, ceiling light fitting, fitted wardrobes and shelves, carpet flooring.



Bathroom

10'4" x 7'2" (3.16 x 2.19)

UPVC double glazed window, three piece bathroom suite comprising; close coupled WC, full pedestal wash basin with traditional tap, tiled panel bath with traditional taps and overhead mains feed shower head, tiled elevations, chrome vertical central heating radiator, ceiling spotlights, tile flooring.

External

Front

Benefits from a low maintenance garden front with on street parking.

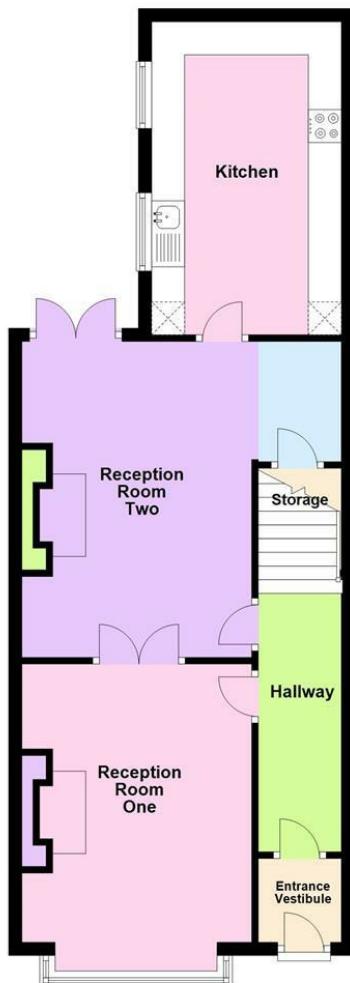
Rear

Going to render the rear and put down artificial grass on the top terrain.



Ground Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.0 sq. feet)



Total area: approx. 114.8 sq. metres (1235.7 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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		

26 Limbrick Blackburn, BB1 8AA

Tel: 01254 920200 Email: sales@curtislaw.co.uk www.curtislawestateagents.co.uk