



## Lynthorpe Road, Blackburn

**\*\*LAVISH TWO BEDROOMED MID TERRACED PROPERTY WITH FANTASTIC DECOR\*\***

A beautifully presented and deceptively spacious two bedroom property is being welcomed to the market in an ever popular location! Flowing elegantly with neutral and sophisticated tones, this impressive home would be absolutely perfect for a young couple or first time buyer.

The property boasts a great standard of accommodation and is ready to move into. We would highly recommend internal viewing to appreciate what's on offer!

Contact our sales team today for more information or to book an appointment.

- Stunning Internal Decor
- Two Double Bedrooms
- Mid Terraced Property
- Spacious Reception Rooms
- Lavish Fitted Kitchen
- Three Piece Bathroom Suite
- Gardens to Front and Rear
- Viewings Essential
- Popular Location

**Offers in the region of £90,000**

# Lynthorpe Road, Blackburn

## Ground Floor

### Entrance Hallway

15'5" x 2'9" (4.72 x 0.84)

Welcoming entrance hallway with oak doors to both reception rooms, stairs leading to the first floor, central heating radiator, ceiling light fitting and wood flooring.

### Reception Room One

11'10" x 10'1" (3.62 x 3.09)

UPVC double glazed bay window, central heating radiator, coving to ceiling, ceiling light fitting, television point, wood flooring.

### Reception Room Two

13'0" x 13'1" (3.98 x 4.00)

UPVC double glazed French doors to rear, central heating radiator, coving to ceiling, ceiling light fitting, open fireplace with log burner, under stairs storage, television point, wood flooring and oak door to kitchen.

## Kitchen

14'5" x 6'2" (4.41 x 1.88)

UPVC double glazed window, range of white wall and base units with wooden work surface, ceramic Belfast sink with mixer tap, integrated electric oven with 4 ring hob and extractor, integrated fridge/freezer and washing machine, wooden breakfast bar, central heating radiator, tiled splashbacks, ceiling spotlights, plinth lights, tiled flooring.

## First Floor

### Landing

4'11" x 5'6" (1.51 x 1.70)

Doors leading to both bedrooms and family bathroom, ceiling light fitting, carpet flooring.

### Bedroom One

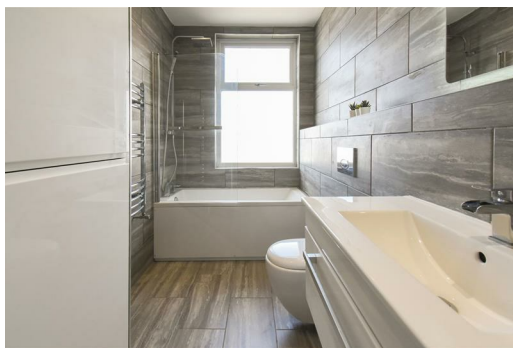
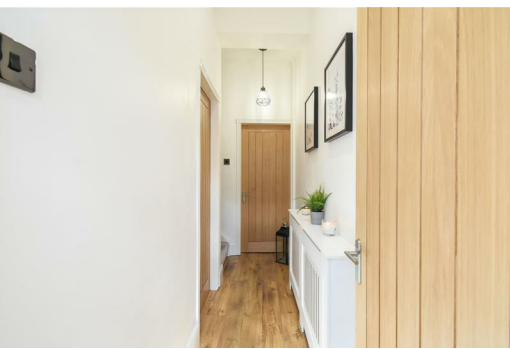
10'9" x 11'9" (3.28 x 3.60)

UPVC double glazed window, central heating radiator, coving to ceiling, ceiling spotlights, television point, open fitted wardrobe, wood flooring.

### Bedroom Two

16'2" x 7'4" (4.93 x 2.25)

UPVC double glazed window, central heating radiator, coving to ceiling, ceiling light fitting, wood flooring.





## Bathroom

5'1" x 10'4" (1.57 x 3.16)

UPVC double glazed window, central heated towel rail, white three piece bathroom suite comprising of; enclosed WC, wall hung vanity wash basin with waterfall mixer tap, panel bath with waterfall mixer tap and direct feed overhead shower with rainfall shower head, full tile elevations and tiled flooring.

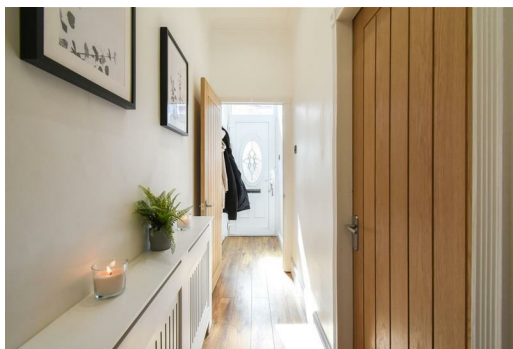
## External

### Rear

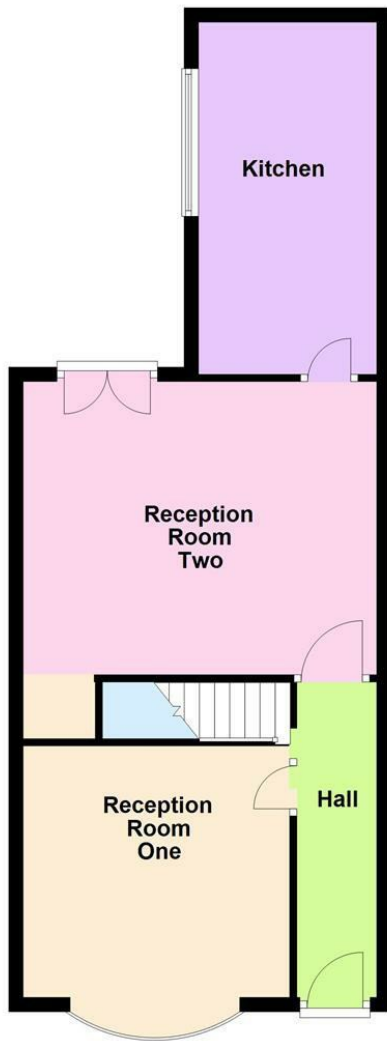
Enclosed rear yard with decked area down to the paved patio and lawned area.

### Front

Paved front garden with garden gate, on street parking.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
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