

curtis law

ESTATE AGENTS



Leamington Road, Blackburn

**** IMPRESSIVE SIX BEDROOM MID-TERRACED HOME ****

Situated within a highly desirable area just off Revidge Road, we are absolutely thrilled to introduce to the market this outstanding mid-terraced property! Immaculately presented throughout with a neutral finish, this modern home boasts an abundance of space over three floors with two large reception rooms, six good sized bedrooms, two contemporary shower rooms and a beautiful kitchen. Truly ticking all the boxes, this home would be a perfect match for a large family!

This property benefits from being close to a range of amenities including shops, schools, mosques and Beardwood Hospital. Corporation Park is within close proximity providing scenic nature walks and play areas for the kids. In addition, there are excellent bus routes to Blackburn Town Centre, Preston and beyond.

This property shouldn't be missed so get in contact with our sales team today!

- Large Mid- Terraced Home
- Located Over Three Floors
- Modern Fixtures and Fittings
- Six Bedrooms
- Well Presented
- Two Shower Rooms
- Two Reception Rooms
- Excellent Location
- Freehold

Offers in the region of £185,000

Leamington Road, Blackburn

Ground Floor

Entrance Vestibule

3'6" x 3'2" (1.09m x 0.98m)

UPVC entrance door, coving to ceiling, hardwood single frosted door to hallway, carpeted flooring.

Hallway

12'5" x 3'2" (3.79m x 0.98m)

Ceiling light fitting, central heating radiator, coving to ceiling, smoke alarm, doors to two reception rooms, stairs to first floor, carpeted flooring.

Reception Room One

16'1" x 10'7" (4.91m x 3.24m)

UPVC double glazed bay window, ceiling light fitting, ceiling spotlights, central heating radiator, coving to ceiling, carpeted flooring.

Reception Room Two

17'8" x 11'7" (5.39m x 3.55m)

UPVC double glazed window, ceiling light fitting, ceiling spotlights, central heating radiator, coving to ceiling, door to kitchen, carpeted flooring.

Kitchen

9'0" x 8'8" (2.75m x 2.65m)

UPVC double glazed window, uPVC double glazed frosted door to rear, a range of gloss wall and base units with wood effect worktops, integrated electric oven with four ring gas hob and extractor hood, stainless steel sink and drainer with mixer tap, space for fridge freezer and dryer, plumbing for washing machine, 'Worcester' combination boiler, part tiled splashbacks, ceiling spotlights, central heating radiator, door to under stair storage, laminate flooring.

First Floor

Landing

16'9" x 5'8" (5.13m x 1.74m)

Ceiling spotlights, coving to ceiling, smoke alarm, doors to three double bedrooms and a modern shower room, stairs to second floor, carpeted flooring.

Bedroom One

14'7" x 11'4" (4.47m x 3.46m)

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

Bedroom Two

10'11" x 8'4" (3.33m x 2.56m)

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



Bedroom Three

8'7" x 8'7" (2.64m x 2.62m)

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

Shower Room

8'5" x 5'2" (2.59m x 1.58m)

A three-piece shower room comprising of: a low level dual flush WC, full pedestal wash basin with mixer tap, walk-in shower cubicle with mixer taps and waterfall effect direct feed shower, full tiled elevations, matte grey central heating towel rail, wall mounted LED mirror, extractor fan, ceiling spotlights, laminate flooring.

Second Floor

Landing

16'7" x 5'0" (5.06m x 1.54m)

Ceiling spotlights, coving to ceiling, smoke alarm, doors to two double bedrooms, a further single bedroom and a modern shower room, carpeted flooring.

Bedroom Four

8'9" x 7'10" (2.69m x 2.40m)

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

Bedroom Five

11'0" x 8'1" (3.37m x 2.48m)

Velux skylight, wall light fitting, central heating radiator, coving to ceiling, carpeted flooring.

Bedroom Six

13'7" x 10'8" (4.15m x 3.27m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

Shower Room

8'6" x 4'8" (2.60m x 1.44m)

Velux skylight, a three-piece shower room comprising of: a low level dual flush WC, full pedestal wash basin with mixer tap, walk-in shower cubicle with mixer taps and waterfall effect direct feed shower, full tiled elevations, matte grey central heating towel rail, wall mounted LED mirror, extractor fan, ceiling spotlights, laminate flooring.

External

Front

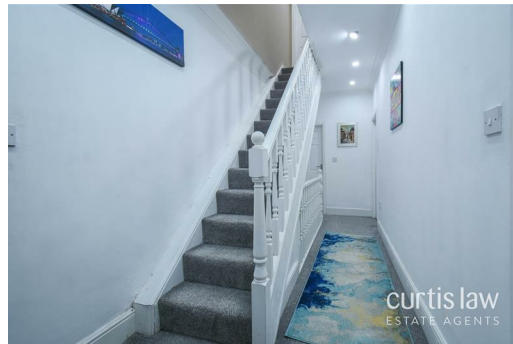
Gated courtyard, on street parking.

Rear

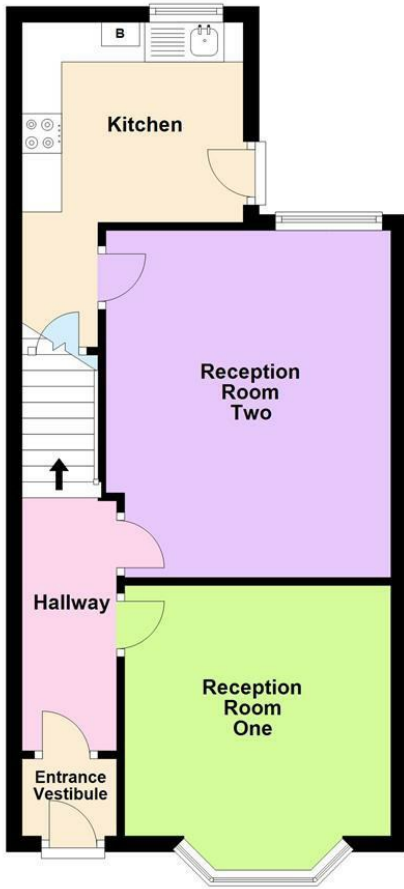
Enclosed yard with gated access to alley.

Additional Information

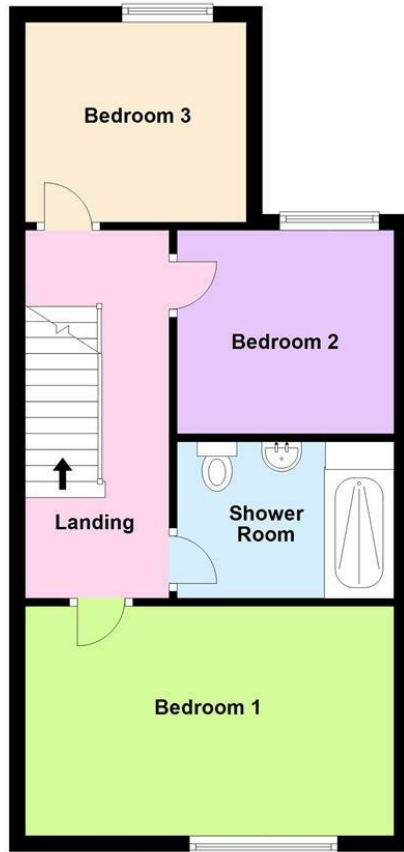
No water meter, Council tax band A- Blackburn with Darwen.



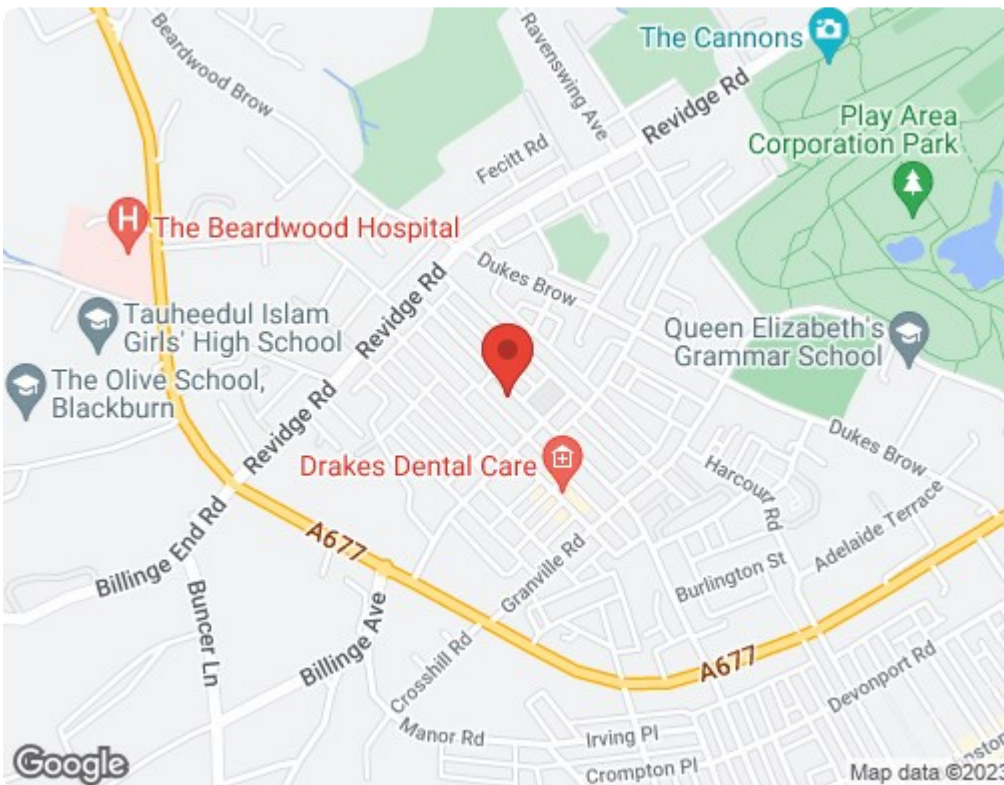
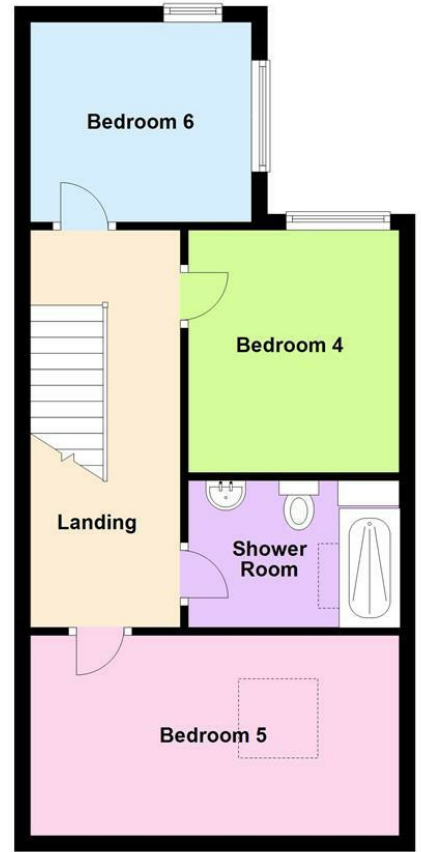
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	51	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC