



## Dorset Road, Blackburn

\*\*\* THREE BEDROOM SEMI DETACHED FAMILY HOME IN SUPERB LOCATION \*\*\*

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 Rishton, 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, a single detached garage and landscaped garden and patio area to the rear, 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.

The property benefits from mature gardens, not overlooked at the rear, a private driveway for multi vehicles and a detached garage as a few of its many features.

- Three Bedrooms
- Family Home
- Open Plan Living and Dining Area
- Nearby Motorway Links
- Semi - Detached
- Freehold
- Patio Area
- Mature Landscaped Gardens
- Driveway & Garage
- Sought After Location

**Offers in the region of £185,000**

# Dorset Road, Blackburn

## Ground Floor

### Entrance Vestibule

UPVC partially double glazed entrance door, uPVC double glazed window, door to hallway.

### Hallway

14'9" x 5'2" (4.50m x 1.59m)

UPVC double glazed window, ceiling light fitting, central heating radiator, meter cupboard, doors to living room, kitchen and under stair storage, stairs to first floor, carpeted flooring.

### Living Room

14'7" x 11'8" (4.47m x 3.58m)

UPVC double glazed window, ceiling light fitting, central heating radiator, inset gas fireplace, television point, open access to dining room, carpeted flooring.

### Dining Room

8'9" x 8'5" (2.68m x 2.57m)

UPVC double glazed window, ceiling light fitting, central heating radiator, open access to living room, carpeted flooring.

### Kitchen

9'3" x 8'7" (2.83m x 2.62m)

UPVC double glazed window, uPVC partially double glazed frosted door to rear, a range of laminate wall and base units with complementary worktops, stainless steel sink and drainer, freestanding electric 'Indesit' oven with four ring gas hob, extractor hood, under counter larder space for fridge freezer, plumbing for washing machine, part tiled splashbacks, vinyl flooring.

## First Floor

### Landing

7'1" x 6'6" (2.17m x 2.00m)

UPVC double glazed frosted window, ceiling light fitting, loft access via hatch, doors to two double bedrooms, a further single bedroom and three piece bathroom suite, carpeted flooring.

### Bedroom One

13'1" x 10'5" (3.99m x 3.18m)

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

### Bedroom Two

10'7" x 10'5" (3.23m x 3.20m)

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



### Bedroom Three

8'1" x 6'7" (2.47m x 2.02m)

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

### Bathroom

7'6" x 6'6" (2.31m x 2.00m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled dual flush WC, full pedestal wash basin with traditional taps, panel bath with traditional taps and 'Mira' wall mounted electric shower, part tiled elevations, extractor fan, ceiling light fitting, central heating radiator, airing cupboard, vinyl flooring.

### External

#### Garage

Detached single garage, door to the side, electrics and lighting.

#### Front

Garden fronted with mature shrubbery, extensive tarmac driveway for multiple vehicles, access to rear garden.

#### Rear

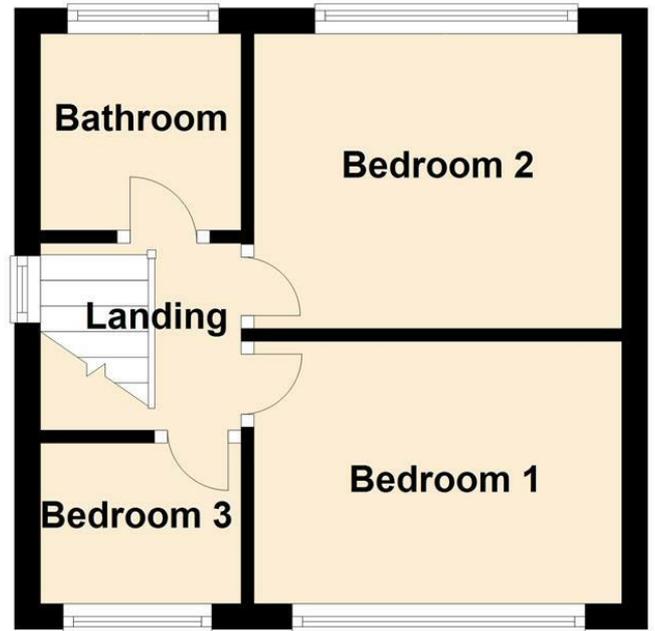
Paved patio leading to a large laid to lawn garden with mature shrubbery and a wood fence surround.



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC