

# curtis law

## ESTATE AGENTS



### Leopold Way, Blackburn

\*\*\* RECENTLY RENOVATED THREE BEDROOM MID- TERRACED PROPERTY \*\*\*

Curtis Law Estate Agents are proud to welcome this fantastic three bedroom mid- terraced home to the open market. Set on an ever so popular residential estate, this beautifully renovated property boasts an abundance of space with a large living room, dining room, stunning fitted kitchen, downstairs WC and modern family bathroom suite. With a driveway and private rear garden, this property would be perfect for a growing family looking for a ready to move in home to make their own!

Situated just off Roman Road, this property benefits from being within close proximity to a range of local amenities including shops, supermarkets, cafes, salons and well-established schools. Furthermore, there are excellent commuter links with the M65 being close by providing access to Preston, Manchester and beyond.

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

- Renovated Mid- Terraced Home
- Three Bedrooms
- Perfect Family Home
- Off Road Parking
- Sought After Location
- Downstairs WC
- Front and Rear Gardens
- Council Tax Band A
- Freehold

**Offers in the region of £140,000**



## Ground Floor

### Entrance Hall

13'1" x 9'1" (4.01m x 2.77m)

Composite entrance door to hall, uPVC double glazed frosted window, ceiling light fitting, central heating radiator, doors to the living room, fitted kitchen, WC and under stair storage cupboard, stairs to the first floor, wood effect flooring.

### Living Room

12'7" x 12'7" (3.86m x 3.84m)

UPVC double glazed window, ceiling light fitting, central heating radiator, feature electric fire, television point, doors to hall and dining room, carpeted flooring.

### Dining Room

10'9" x 8'7" (3.30m x 2.62m)

UPVC partial double glazed frosted door to rear, uPVC double glazed window, ceiling light fitting, central heating radiator, doors to living room and kitchen, carpeted flooring.

### Kitchen

10'5" x 8'9" (3.18m x 2.67m)

UPVC double glazed window, a range of wall and base units with wood effect worktops, part tiled splash backs, integrated electric oven with four ring induction hob and extractor hood, stainless steel sink and drainer, space for fridge freezer, plumbing for washing machine, ceiling light fitting, central heating radiator, doors to hall and dining room, mosaic tile effect flooring.

### WC

4'11" x 3'2" (1.52m x 0.97m)

UPVC double glazed frosted window, a low level dual flush WC, wall mounted vanity wash basin with tiled elevation, ceiling light fitting, central heating radiator, wood effect flooring.

## First Floor

### Landing

14'7" x 2'9" (4.47m x 0.84m)

Ceiling light fitting, smoke alarm, loft access via hatch, doors to three bedrooms and a family bathroom suite. carpeted flooring.

### Bedroom One

12'9" x 11'6" (3.91m x 3.51m)

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



### Bedroom Two

12'9" x 9'10" (3.91m x 3.00m)

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

### Bedroom Three

8'9" x 8'5" (2.69m x 2.59m)

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

### Bathroom

7'8" x 5'6" (2.34m x 1.70m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level dual flush WC, vanity wash basin, panel bath with direct feed shower, full tiled elevations, ceiling spotlights, central heating radiator, door to airing cupboard, mosaic tile effect flooring.

### External

#### Front

Off road parking for multiple vehicles, stone chipped garden with mature shrubbery.

#### Rear

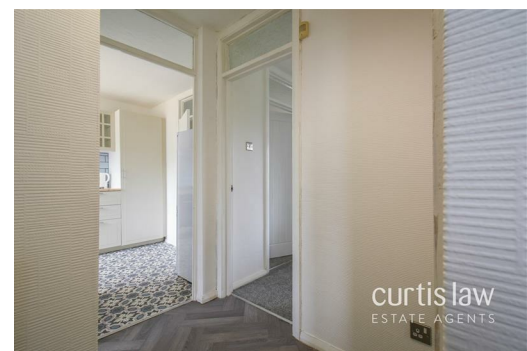
Patio area leading to a generously sized laid to lawn garden, mature shrubbery, wood fence surround.

### Agents Notes

Freehold

Council Tax Band A- Blackburn with Darwen

EPC C

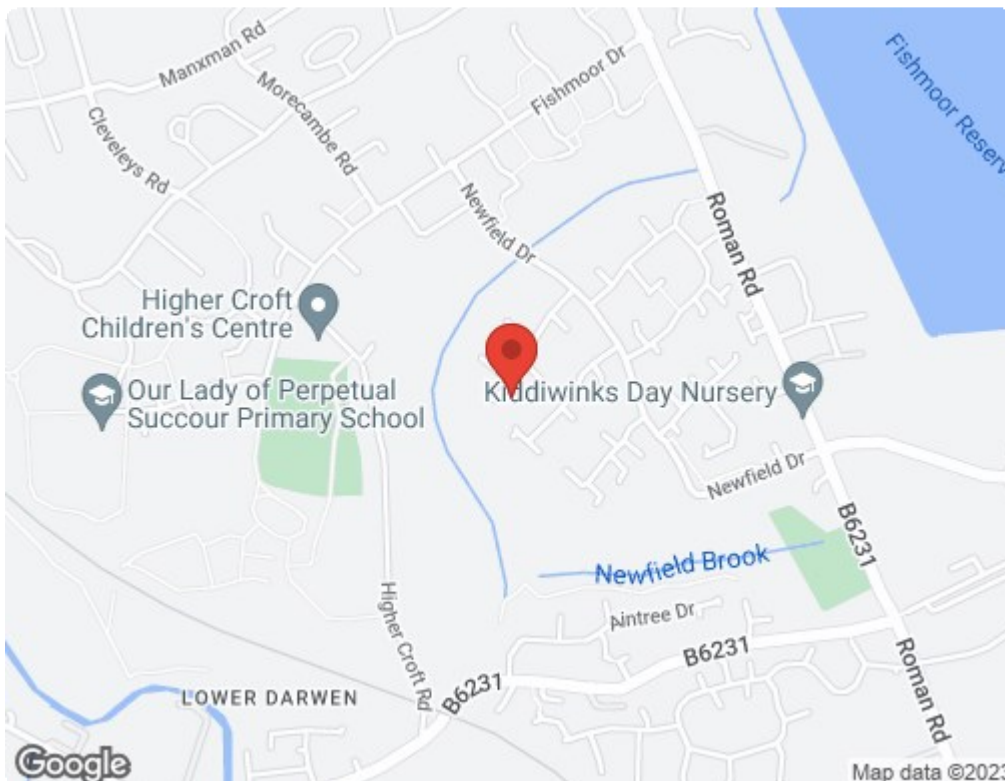




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		