



Knowsley Road, Blackburn

**** CHARMING END-TERRACED PROPERTY IN PRIME LOCATION- CHAIN FREE ****

Situated in the blissful village of Wilpshire, Curtis Law Estate Agents are delighted to welcome to the market this recently constructed end-terraced cottage. Boasting spacious accommodation, this property comprises of: a reception room, modern fitted kitchen/ dining room, three double bedrooms, three piece family bathroom suite, en-suite to master and downstairs WC. Furthermore, neutral and modern decor flows throughout providing a warm and open space. Benefiting from envious views of the countryside and sitting across from the tranquil Showley Brook, this property would be perfectly suited for those looking for a charming cottage surrounding nature.

Being located in a desirable area, this property is within close proximity to an abundance of amenities including Convenience Stores, Doctors, Post Office, and network links like Ramsgreave and Wilpshire Train Station. In addition, outstanding schools such as St. Gabriel's Church of England Primary School and Pleckgate High School are within a five minutes drive.

Get in contact with our sales team to arrange a viewing so you can truly appreciate what this property has to offer!

- End-Terraced Cottage
- Spacious Reception Room
- Stunning Views of Wilpshire
- Freehold
- Modern Fitted Kitchen and Dining Room
- En-Suite to Master
- Two Car Parking Spaces
- Three Good Sized Bedrooms
- Downstairs WC
- Chain Free

Offers over £240,000

Knowsley Road, Blackburn

Ground Floor

Hallway

8'11" x 4'1" (2.73 x 1.25)

Door to reception room and stairs to the first floor.

Reception Room

15'8" x 11'10" (4.80 x 3.61)

UPVC double glazed window, central heating radiator, modern ceiling light fitting, door to storage/ cloak room, vinyl wood effect flooring, door to kitchen/ dining room.

Kitchen/ Dining Room

16'7" x 15'1" (5.06 x 4.61)

Three UPVC double glazed windows, UPVC double glazed French door to rear, range of grey wood wall and base units with concrete worktops, breakfast bar, inset stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring ceramic hob and extractor hood, integrated fridge/freezer, dishwasher and washer/dryer, smoke alarm, central heating radiator, ceiling spotlights, four modern ceiling light fittings, vinyl wood effect flooring, door to downstairs WC.

Downstairs WC

5'10" x 2'5" (1.79 x 0.75)

Two piece bathroom comprising; close couple dual flush WC, vanity wash basin with mixer tap, ceiling light point, vinyl wood effect flooring.

First Floor

Landing

11'5" x 6'6" (3.50 x 2.00)

Doors to three bedrooms and a three piece bathroom suite.

Bedroom One

15'7" x 8'6" (4.75 x 2.60)

UPVC double glazed window, central heating radiator, fitted wall units, fitted wardrobes, ceiling light point, carpet flooring, door to en-suite.

En-Suite

8'9" x 4'0" (2.68 x 1.22)

Three piece bathroom suite comprising; close couple dual flush WC, wall mount wash basin with mixer tap, enclosed shower cubicle with mains feed overhead shower, ceiling spotlights, tiled flooring.



Bedroom Two

10'11" x 8'5" (3.35 x 2.59)

Velux skylight, UPVC double glazed window, central heating radiator, ceiling light point, carpet flooring.

Bedroom Three

11'8" x 6'6" (3.58 x 1.99)

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

Bathroom

7'7" x 6'2" (2.33 x 1.90)

Velux skylight, three piece bathroom suite comprising; close couple dual flush WC, wall mount wash basin with mixer tap, integrated tiled panel bath with mixer tap, part tiled elevations, ceiling spotlights, chrome central heating towel rail, tile flooring.

External

Front

Views of Wilpshire, bridge and stream.

Rear

Enclosed garden, two patio areas: steps leading to artificial grass and second paved patio area, bedding area.

Car Park

To the rear of property, top two spaces.

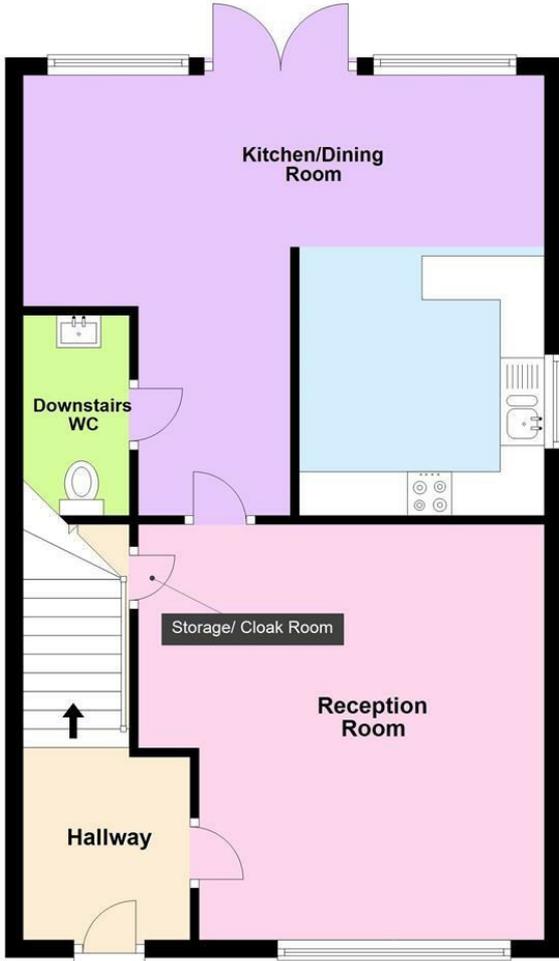
Information Regarding Property

The kitchen and living room light fittings will not be left but will be replaced by rose light fittings. The kitchen spotlights will be left.

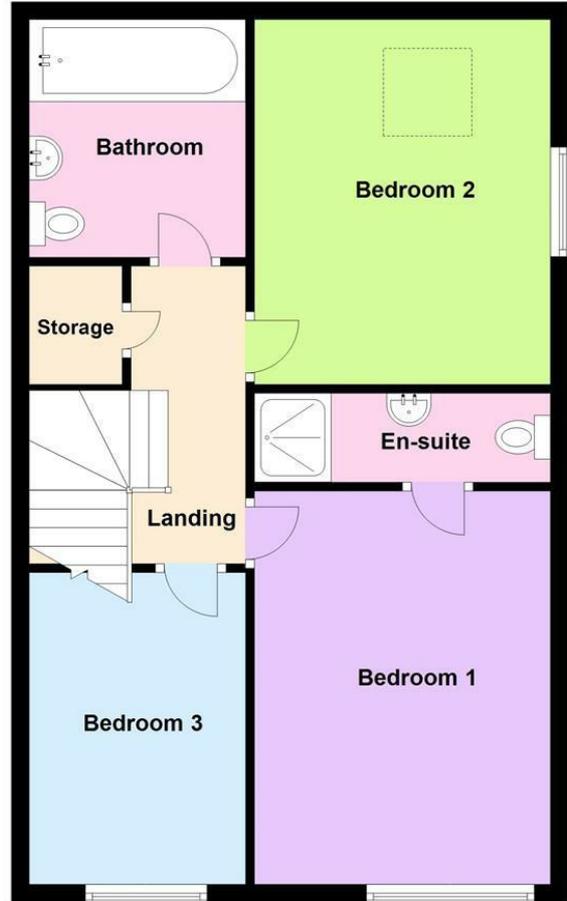
Flooring throughout downstairs isn't wood but similar to Karndean- vinyl wood effect flooring.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(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