



Ouseburn Road, Blackburn

**** PERFECT FIRST TIME HOME WITH OUTLINE DOUBLE SIDE EXTENSION (STPP) ****

Curtis Law Estate Agents are delighted to welcome this amazing two bedroom semi-detached family home to the sales market. Having undergone a full refurbishment, this property is truly one of a kind and is not to be missed! Boasting two bright double bedrooms, a brand new three piece bathroom suite, a sleek and modern fitted kitchen and newly refurbished living room, this property will make perfect first time home for a growing family!

Situated in the gorgeous and highly sought area of Livesey, this property offers easy access to the town centre and is within walking distance to a variety of local amenities including shops, supermarkets, restaurants, salons and well regarded schools. The property is also close to multiple train stations such as Mill Hill and Cherry Tree along with easy access to bus links providing transport to Bolton, Darwen, Chorley and beyond.

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

DISCLAIMER: Outline planning permission does not act as consent for development to begin. Once outline planning permission has been granted, a 'reserved matters' application must be made within three years of the consent or a lesser period is specified by a condition on the original outline approval. The details of the application must be consistent with the outline planning approval, including any conditions attached to the permission. Development must commence within two years from the latest reserved matters approval. Curtis Law Estate Agents reserves the right to advise on such matters but does not act for full planning approval nor would be held responsible if a full planning application was rejected.

- Two Bedroom Semi Detached
- Extended Kitchen
- Council Tax Band B
- OUTLINE DOUBLE EXTENSION TO SIDE (STPP)
- NO CHAIN DELAY
- Fantastic First Time Buy
- Modern Family Bathroom Suite
- Two Double Bedrooms
- Excellent Location
- Freehold

Offers over £130,000

Ground Floor

Entrance Vestibule

4'9" x 4'6" (1.45m x 1.39m)

Composite entrance door with uPVC double glazed frosted window panel, ceiling light fitting, door leading to the living room, laminate flooring.

Living Room

14'11" x 14'6" (4.57m x 4.44m)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, coving to ceiling, feature fireplace point, television point, door to kitchen, stairs to first floor, laminate flooring.

Kitchen

14'6" x 8'5" (4.44m x 2.58m)

Two UPVC double glazed windows, uPVC double glazed door to the conservatory, range of white and charcoal grey high gloss wall and base units with wooden effect worktops, inset stainless steel sink with drainer and mixer tap, integrated electric oven, integrated grill and microwave and a five ring hob and extractor hood, part tiled marble splash backs, central light fitting, central heating radiator, laminate flooring.

Conservatory

10'10" x 8'2" (3.31m x 2.51m)

UPVC double glazed windows surround, uPVC double glazed patio doors to the rear, central heating radiator, wood effect laminate flooring.

First Floor

Landing

6'0" x 5'5" (1.83m x 1.66m)

Ceiling light fitting, loft access via hatch, doors to two double bedrooms and modern bathroom suite, laminate flooring.

Bedroom One

14'7" x 7'9" (4.45m x 2.38m)

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

Bedroom Two

13'7" x 7'10" (4.15m x 2.41m)

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



Bathroom

7'3" x 5'11" (2.22m x 1.82m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of; close coupled dual flush WC, vanity unit with round ceramic wash basin and waterfall effect tap, p-shaped panel bath with main feed waterfall effect shower, full tiled elevations, shaver socket point, ceiling light fitting, central heating towel rail, vinyl flooring.

External

Front

Paved driveway providing off road parking, garden area with plants and shrubbery, path leading to front door, access to the rear of the property via gate.

Rear

Low maintenance and enclosed yard, fencing and hedgerows, gated access to front of property.

Additional Information

Current owners have been granted planning permission for side extension to add another bedroom and another reception room (STPP)

Freehold

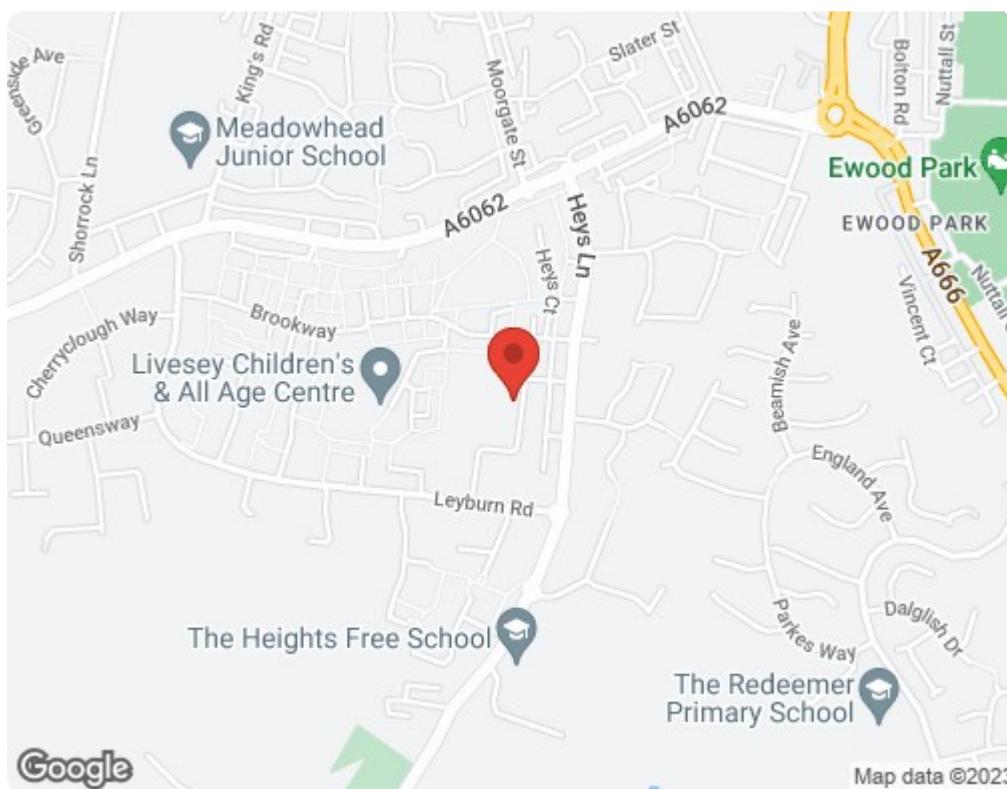
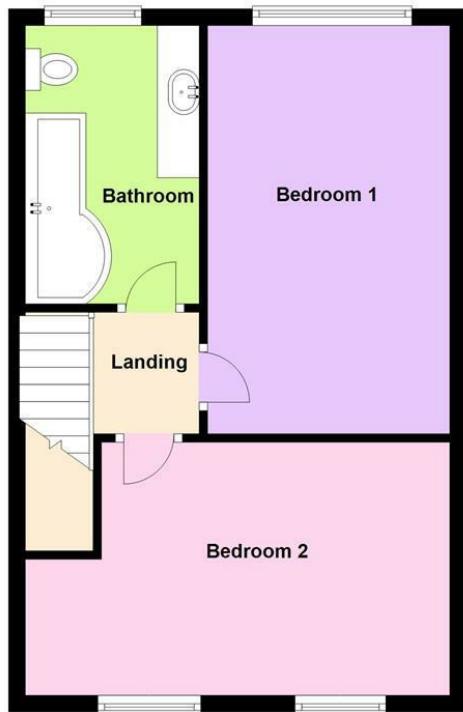
Council Tax Band B- Blackburn with Darwen



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		35
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	