



Pink Place, Blackburn

*****A BEAUTIFUL FAMILY HOME, NOT TO BE MISSED*****

Located in a popular area of Blackburn stands this immaculately presented, contemporary family home. Boasting wonderful accommodation, superb decor and sizeable gardens, this property is situated a stones throw away from a number of local schools and amenities, making it the perfect home for any growing family.

Viewings are essential to appreciate all this property has to offer so contact the office today to book your appointment!

- Delightful Family Home
- Spacious Living Room
- Three Piece Family Bathroom
- Popular Location
- Mid Terraced Property
- Modern Fitted Kitchen
- Beautiful Decor Throughout
- Three Bedrooms
- Dining Room
- Front and Rear Gardens

Asking price £99,950

Pink Place, Blackburn

Ground Floor

Entrance

Hardwood glass panel door to entrance hallway.

Entrance Hallway

12'1" x 2'9" (3.70 x 0.84)

Door to dining room and access to reception room, central heating radiator, ceiling light fitted, wood effect flooring.

Dining Room

12'4" x 9'7" (3.77 x 2.94)

UPVC double glazed window, coving to ceiling, wood effect flooring.

Reception Room

13'8" x 12'9" (4.19 x 3.90)

UPVC double glazed patio doors to rear garden, central heating radiator, feature wall lights, wall mounted electric fire, carpet flooring, open access to kitchen and stairs to first floor.

Kitchen

9'4" x 6'2" (2.87 x 1.90)

UPVC double glazed window, dark grey wall and base units with laminate worktop, Integrated washing machine, integrated dishwasher, integrated electric oven, four ring gas hob and extractor, sink and drainer with mixer tap, integrated fridge/freezer, ceiling spotlights and wood effect flooring.

First Floor

Landing

6'7" x 5'1" (2.03 x 1.56)

Access to three bedroom and family bathroom.

Bedroom One

12'5" x 9'10" (3.80 x 3.00)

UPVC double glazed window, central heating radiator, ceiling light fitting, doorway to further storage space, carpet flooring.

Bedroom Two

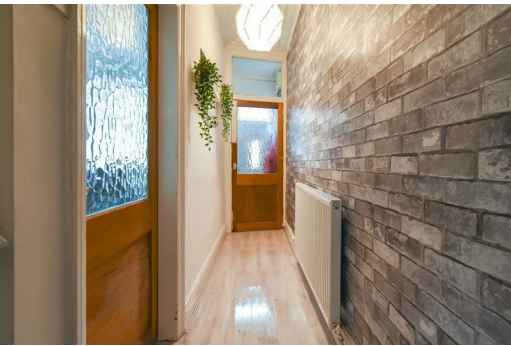
10'3" x 5'3" (3.13 x 1.61)

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

Bedroom Three

10'4" x 8'11" (3.17 x 2.72)

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



Bathroom

5'1"x.4'1" (1.55x.1.25)

Three price white bathroom suite comprising of; dual flush WC, pedestal wash basin with traditional taps, panel bath with over head electric shower, fully tiled elevations and tiled flooring.

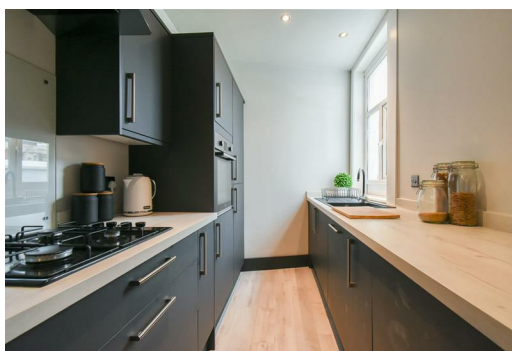
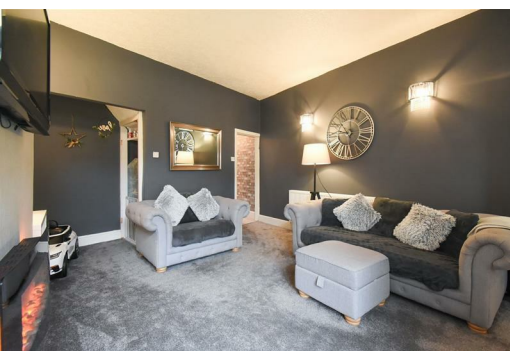
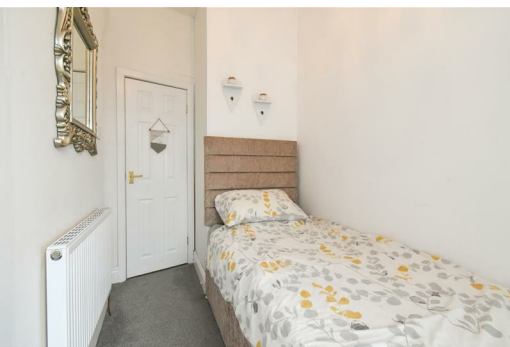
External

Rear

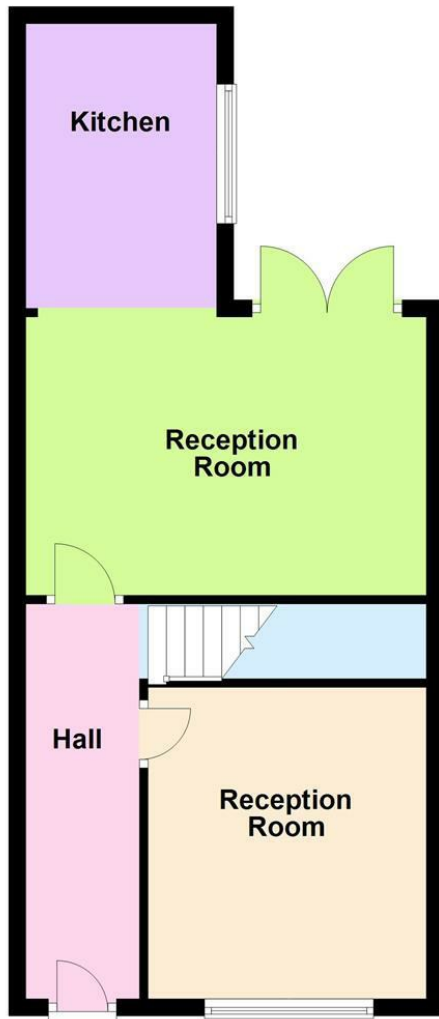
Enclosed rear garden with artificial grass and decked area.

Front

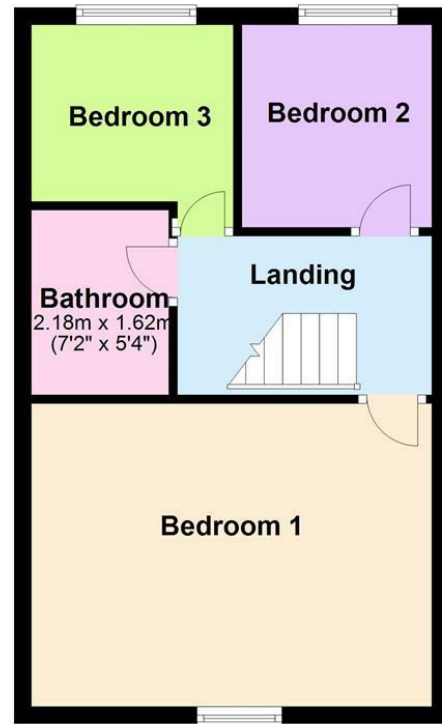
Paved front garden, on street parking.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
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