



Full View, Blackburn, Blackburn With Darwen

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this ideal, two-bedroom semi-detached property, situated in a sought-after area of Blackburn. This home is perfectly located, offering easy access to Blackburn city centre, while enjoying the benefits of local amenities, including reputable schools and supermarkets, all within close reach. The area also provides excellent travel links via the nearby M65 motorway and nearby train station, making it convenient for commuting to surrounding towns and cities.

Entering the house you are greeted by a modern lounge with a front facing window keeping the room well lit. The open staircase can also be found here leading to the first floor. Continuing through the house is the open plan kitchen with ample worktop space as well as fitted appliances as well as plenty of room for freestanding ones. To the rear is the bright and versatile conservatory that could function as a dining room or as a family room / second lounge.

Moving to the first floor you will find two well sized bedrooms both more than capable of housing double beds. Bedroom two benefits from integrated storage that uses the space over the stairs. Completing this floor is the three piece family bathroom with over the bath shower.

Externally, The rear garden is completely paved meaning that the maintenance is very low and you can enjoy relaxing and entertaining instead. The house possesses a single car garage as well as a driveway for one that provides off the road parking.

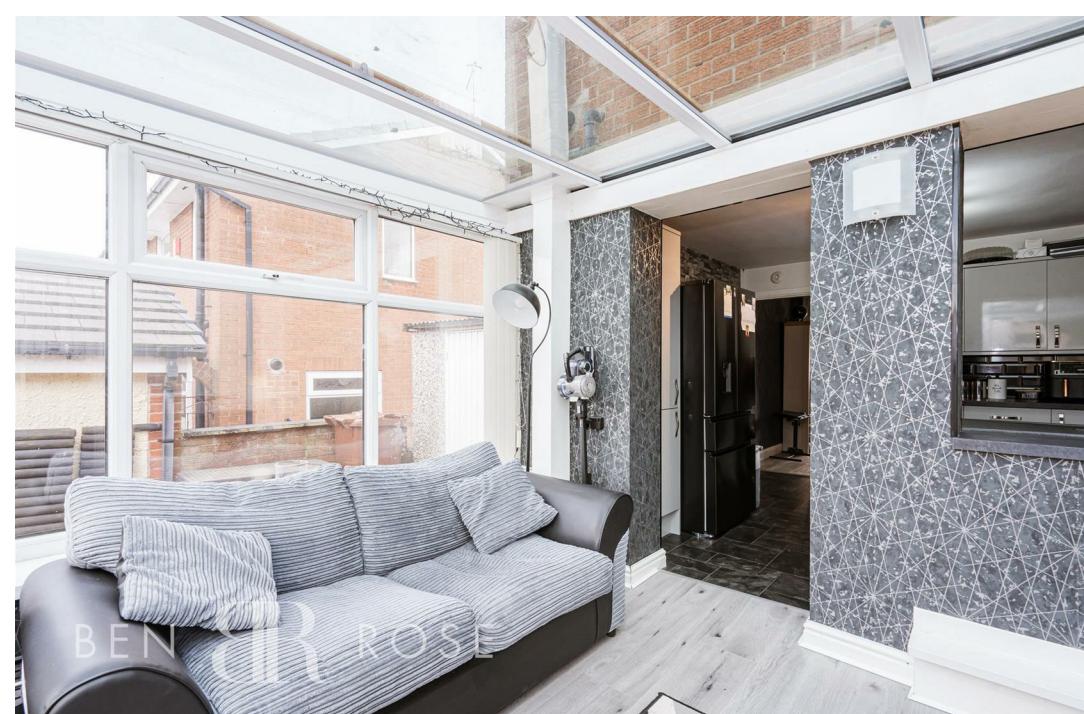
Overall this property's location and ease of living makes the ideal home for couples and small families as well as first time buyers looking to move to the area.

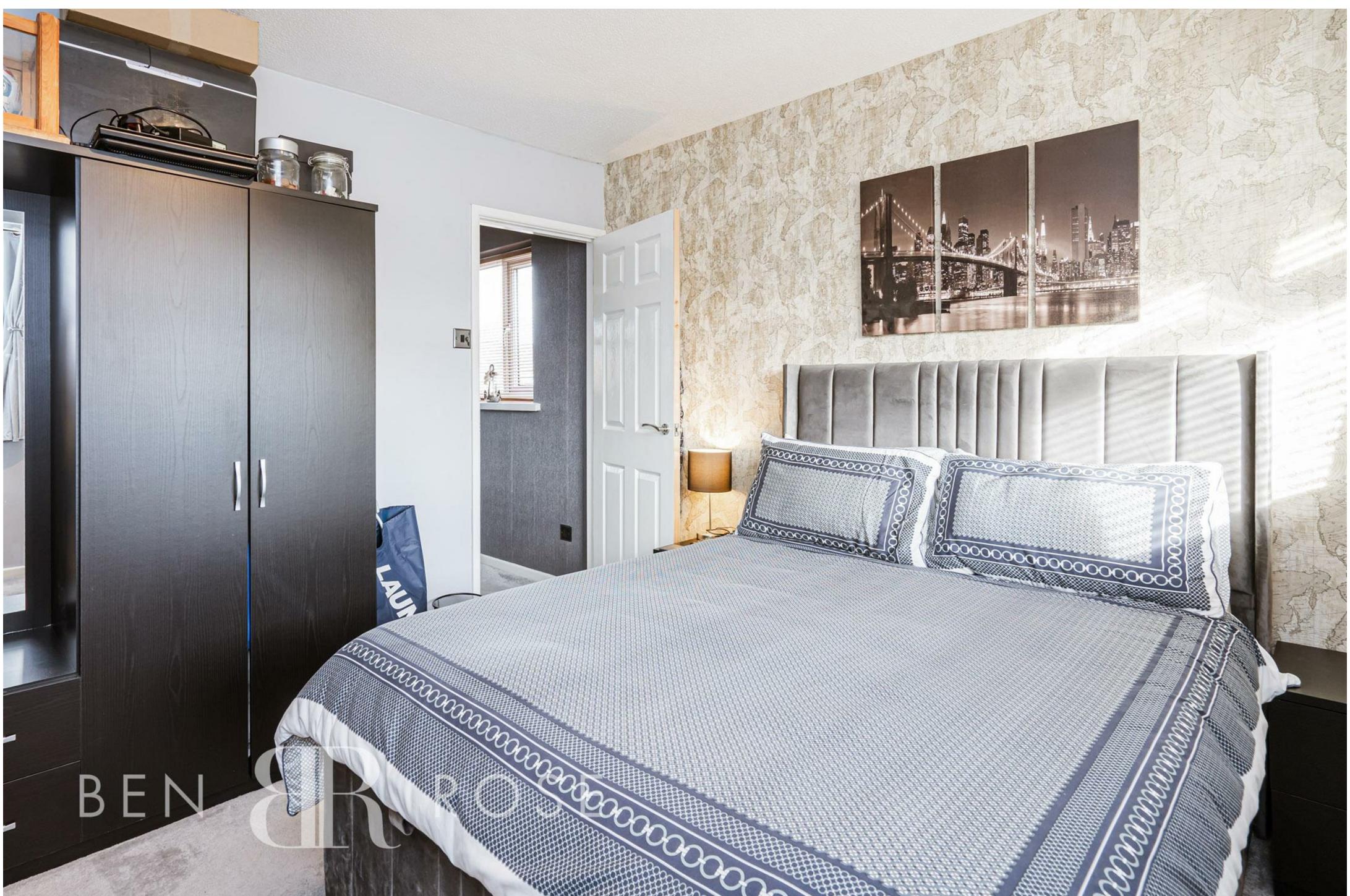


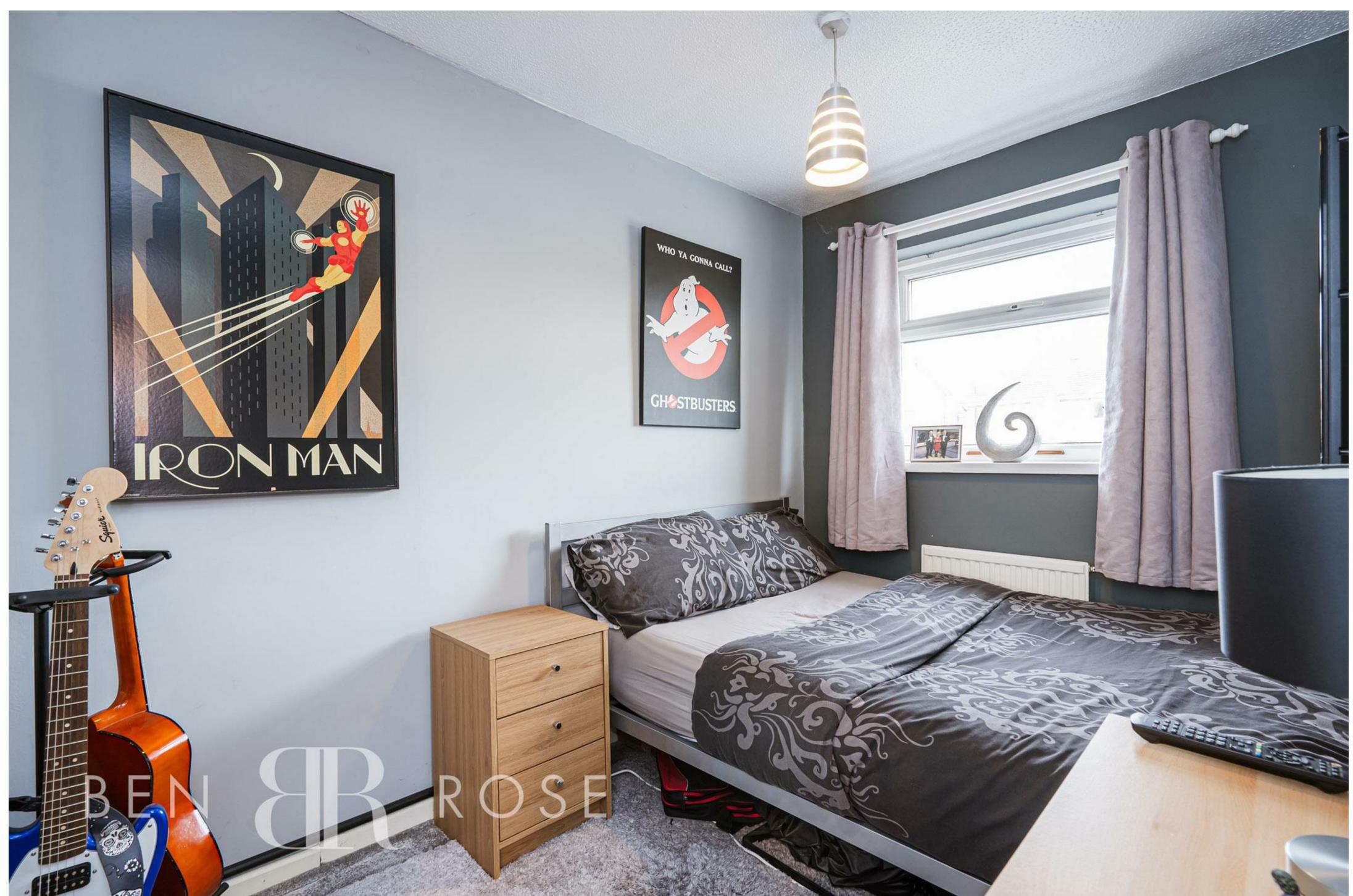
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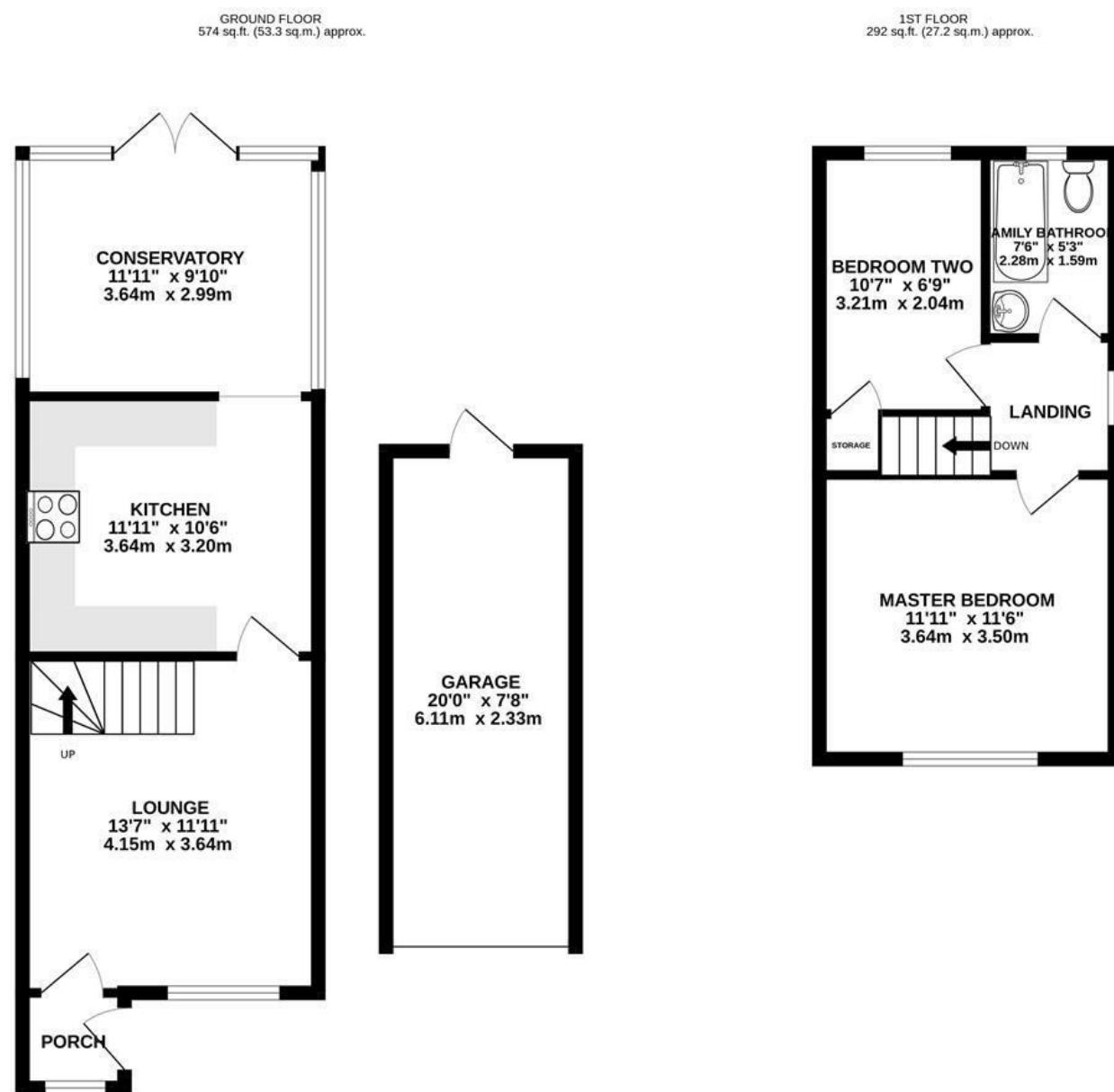








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TOTAL FLOOR AREA: 866 sq.ft. (80.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(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	

