

30 Vicarage Road West, Blackrod, BL6 5DE



Offers In The Region Of £194,950

Spacious three bedroom town house, located in a very popular residential location. Very close to local primary and secondary schools, local shops, amenities and good transport links. This home benefits from being freehold double glazing, gas central heating, off road parking and private enclosed garden to the rear. This family home is highly recommended for viewing to appreciate the location, condition and all that it offers.

- Three Bedroom
- Off Road Parking.
- Council Tax Band B
- Double Glazed
- Freehold
- Town House
- EPC Rating C
- Gardens Front And Rear
- Gas central Heating



Well presented three bedroom town house located in a quiet and very popular residential location. Close to local shops, local primary and secondary schools with good road and rail links. This spacious home comprises:- Entrance hall, kitchen, lounge diner, to the first floor there are three bedrooms and a family bathroom. To the outside front there is off road parking and to the rear there is a fully enclosed garden and patio seating area. Benefiting from being freehold, double glazing, gas central heating off road parking with open aspect to the rear. Viewing is highly recommended to appreciate the location, condition and all this family home has to offer.

Entrance Hall 12'2" x 5'10" (3.71m x 1.77m)

UPVC opaque double glazed window to front, radiator, stairs, uPVC double glazed opaque entrance door to front, :

Kitchen 12'2" x 9'11" (3.71m x 3.03m)

Fitted with a matching range of base and eye level units with worktop space over with round edged worktops, 1+1/2 bowl polycarbonate sink unit with single drainer, swan neck mixer tap taps and ceramic tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, electric oven, uPVC double glazed window to front, double radiator.

Lounge/Dining Room 11'9" x 16'1" (3.57m x 4.90m)

Two windows to rear, double radiator, uPVC double glazed entrance double door to rear garden.

Landing 9'10" x 5'7" (2.99m x 1.70m)

Radiator.

Bedroom 1 14'1" x 10'5" (4.28m x 3.18m)

UPVC double glazed window to rear, fitted range of wardrobes, double radiator, two double doors, :

Bedroom 2 9'10" x 11'10" (3.00m x 3.61m)

UPVC double glazed window to front, double radiator,:

Bedroom 3 8'5" x 5'7" (2.56m x 1.70m)

UPVC double glazed window to rear, radiator.

Bathroom 5'4" x 5'7" (1.63m x 1.70m)

Three piece suite with comprising, vanity wash hand basin in vanity unit with mixer tap and ceramic and tiling to all walls and close coupled WC, uPVC frosted double glazed window to front, heated towel rail,:

Storage 2'5" x 1'9" (0.73m x 0.54m)

Outside Front

Off road parking garden area laid to lawn.

Outside Rear

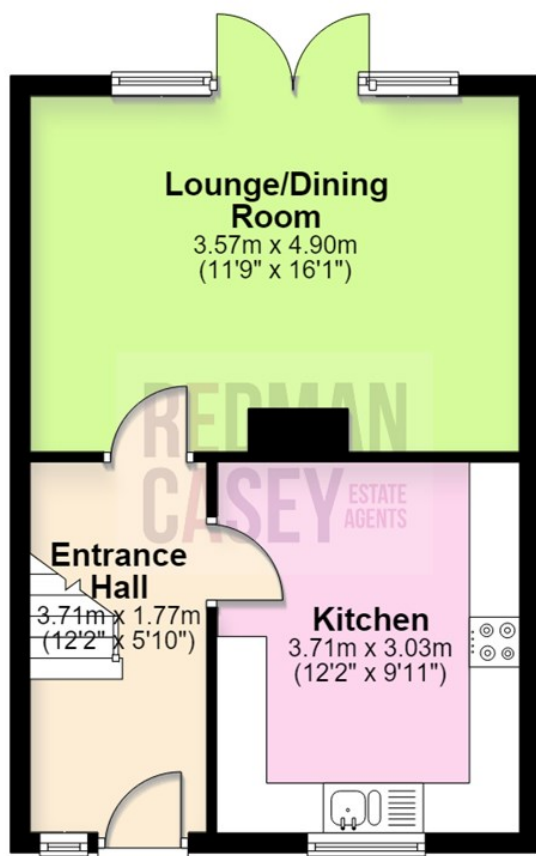
Enclosed rear garden laid to lawn with mature planting and patio seating area.





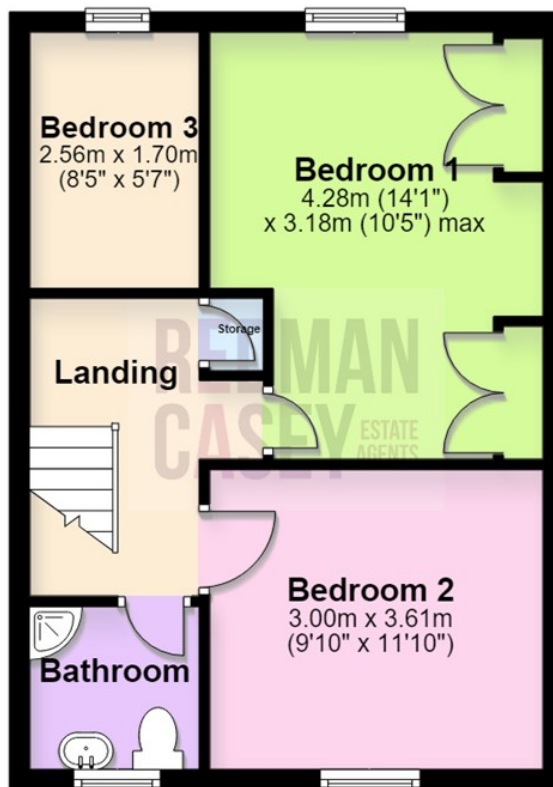
Ground Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



Total area: approx. 74.0 sq. metres (796.2 sq. feet)

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		
	70	86
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 	

