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Petty  
Real™

8 St. Helier Close  
Blackburn  
BB2 4EB



For Sale

Offers Over £135,000

- Semi-Detached
- Family Home
- Large Driveway
- Three Bedrooms
- Large Garage

- Close To Local Amenities
- 'Good' Schools
- Modern Kitchen
- Quiet, Sought After Area
- Gas Central Heating



A rare opportunity to acquire this modern three-bedroom semi-detached property located in a quiet and sought-after area on the outskirts of Blackburn.

Close to all the local amenities including pubs, bars and restaurants, and several accredited schools nearby, this would make the ideal family home.

Briefly comprising an entrance hallway, a generously sized living room with electric fire and storage cupboard under the stairs. A modern fitted kitchen with matching cupboard, drawer and wall units with contrasting worktop and stainless steel sink adjoining an open plan dining room.

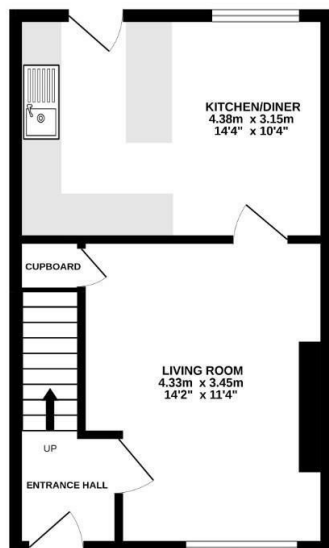
To the first floor is a modern bathroom recently converted into a shower room including WC, pedestal wash basin and large corner shower. There are three bedrooms, two of which are decent-sized doubles and one single.

Externally the front garden has a lawn, a lengthy driveway for multiple cars which leads to the considerable-sized detached garage.

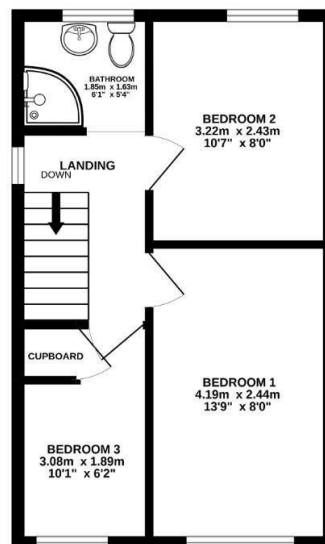
To the rear is a good-sized garden with a flagged and decking area perfect for seating.

The property benefits from the modern-day comforts of gas central heating and UPVC double glazing throughout.

GROUND FLOOR  
32.2 sq.m. (346 sq.ft.) approx.



1ST FLOOR  
32.5 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA: 64.6 sq.m. (696 sq.ft.) 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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