



Tower Road, Blackburn, BB2 5LE

Offers in the region of £290,000

Nestled on the sought-after Tower Road in Blackburn, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property also features a loft conversion, providing additional space that can be utilised as a study or office.

One of the standout features of this home is the impressive kitchen and dining room, designed to be the heart of the home. This wow factor space is perfect for entertaining guests or enjoying family meals, with ample room for dining and cooking. The layout is both practical and inviting, ensuring that it meets the needs of modern living.

The property is complemented by a spacious garden, offering a delightful outdoor area for relaxation, gardening, or children's play. This private space is ideal for enjoying the fresh air and sunshine, making it a perfect retreat after a long day.

With no chain involved, this home is available for immediate occupancy, allowing for a smooth and swift transition for the new owners. The combination of its desirable location, generous living space, and attractive features makes this property a must-see. Do not miss the chance to make this lovely house your new home.

Reception Room One 13'2" x 11'9" (4.02m x 3.59m)



The front reception room is generously sized and features a double-glazed bay window that floods the space with natural light. It includes a modern anthracite vertical radiator, oak internal doors, ceiling light and numerous plug sockets for convenience. The oak effect laminate flooring enhances the room's aesthetic appeal, creating a stylish contrast.

Kitchen 18'4" x 15'4" (5.6m x 4.69m)



The kitchen serves as a charming retreat for food enthusiasts and those who love to entertain. Its exquisite design masterfully blends functionality with sophistication. With sleek cabinetry, Belfast sink and fitted appliances such as dishwasher and range cooker and generous counter space, the kitchen is a truly stand out part of the house. Adjacent to the kitchen is a roomy dining space that effortlessly transitions into a warm second reception room that foster a welcoming environment for both casual dining and social gatherings. Additional amenities include a ceiling light, numerous plug sockets, stylish anthracite radiator and oak effect laminate flooring.



Downstairs WC 5'6" x 2'7" (1.7m x 0.8m)



The downstairs WC features a WC, a wall-mounted sink and dual flush WC complimented by partial tiled floors, ceiling light, oak internal door and oak effect laminate flooring.

Reception Room Two 22'9" x 10'1" (6.95m x 3.08m)



The second reception room boasts generous space and features double-glazed patio doors that open to a large garden. It is fitted with a contemporary anthracite vertical radiator, oak internal doors and a log burner with a complementary brick surround. Additional amenities include a ceiling light, numerous plug sockets, and a TV point, while the flooring is elegantly finished with oak effect laminate flooring.



Upstairs Hallway



Bedroom Three 7'8" x 6'6" (2.35m x 1.99m)



Master Bedroom 11'10" x 10'4" (3.62m x 3.17m)



Bedroom Three is equipped with fitted carpet, a ceiling light, anthracite radiator, UPVC double glazed window and oak internal door.

Bathroom 8'2" x 7'8" (2.51m x 2.34m)



The master bedroom is equipped with fitted carpet, a ceiling light, anthracite radiator, UPVC double glazed window and oak internal door.

Bedroom Two 11'2" x 10'3" (3.42m x 3.14m)



The bathroom features a UPVC double-glazed frosted window that ensures privacy while inviting natural light. It is equipped with an anthracite central heating radiator, a panelled bath complete with a hand-held mixer tap and a mains-fed overhead shower, a wall-hung sink, and a dual flush WC. The aesthetic appeal is further enhanced by oak effect laminate flooring, an oak internal door and an exposed brick feature wall, contributing to the overall charm of this elegant space.

Bedroom two is equipped with fitted carpet, a ceiling light, anthracite radiator, UPVC double glazed window and oak internal door.

Loft Room / Office 13'7" x 16'10" (4.15m x 5.14m)



This loft conversion, formerly utilised as a home office, provides an ideal environment for a study or workspace, characterised by abundant natural light and spaciousness. The room is equipped with numerous electrical outlets, ceiling lighting, and Velux windows, enhancing its functionality. The laminate flooring adds a modern touch and access is conveniently facilitated through pull-down ladders.

External



This charming semi-detached property is located in the heart of Blackburn, offering a prime residential setting. The property features a spacious driveway that allows for ample off-road parking, enhancing convenience for both residents and visitors. Additionally, it includes a garage with both internal and external access, offering the possibility of conversion into an extra living space.

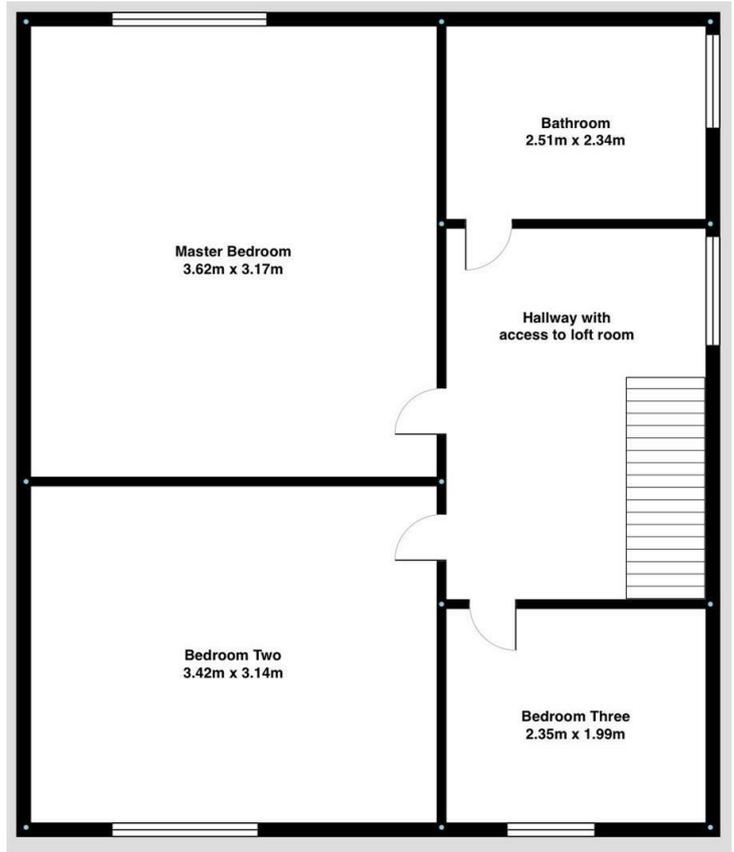
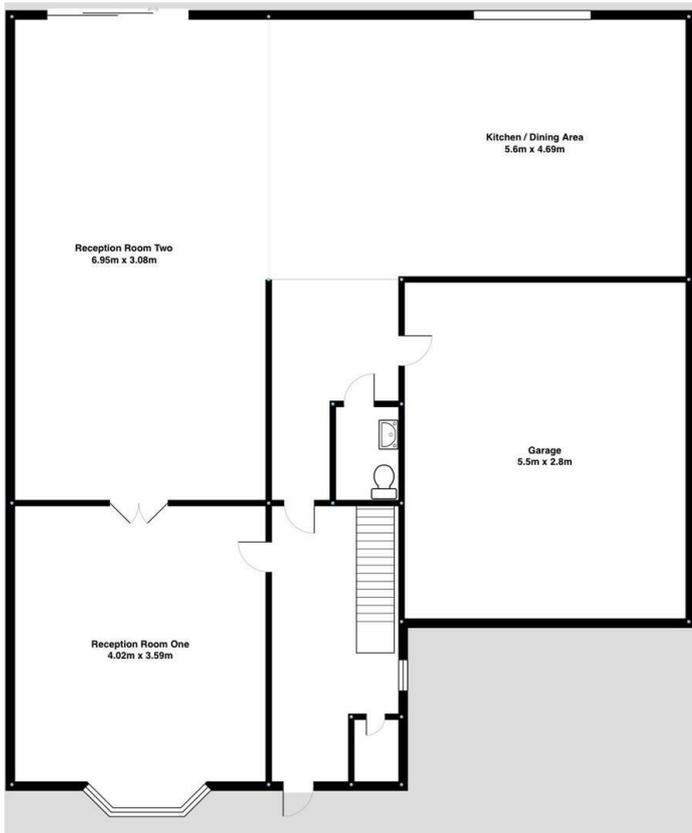
Garden



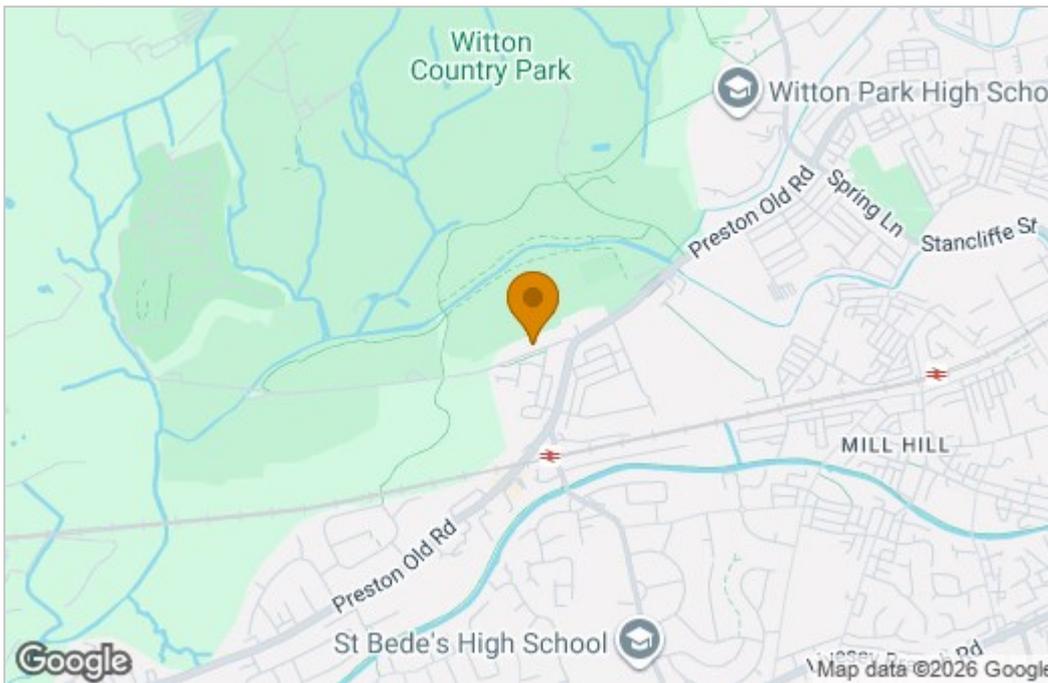
This spacious garden features a beautifully paved patio, perfect for outdoor dining and relaxation. The well-maintained lawn offers plenty of room for play or gardening and includes a small pond. Surrounded by mature trees and bordered with flowering plants, the garden provides a private, tranquil retreat with a perfect balance of open space and private space.



Floor Plan



Area Map



Energy Efficiency Graph

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

334 Bolton Road, Blackburn, Lancashire, BB2 4HY

Tel: 01254 691352 Email: enquiries@duffinsestateagents.co.uk <https://www.duffinsestateagents.co.uk/>