



## Marlon Road, Blackburn, BB2 3LX

### Offers over £109,950

Located on Marlon Road in Blackburn, this well-maintained mid-terrace property offers well-proportioned living space in a popular residential location. Formerly configured as a three-bedroom house, it has been thoughtfully adapted to provide two generous bedrooms while retaining excellent flexibility.

On the ground floor, you'll find two separate reception rooms, perfect for modern family living and a good size kitchen. Upstairs, the first floor accommodates two well-sized double bedrooms (with the potential to reconfigure back to three bedrooms if required) and a family bathroom. The property benefits from a practical layout that maximises space and natural light throughout.

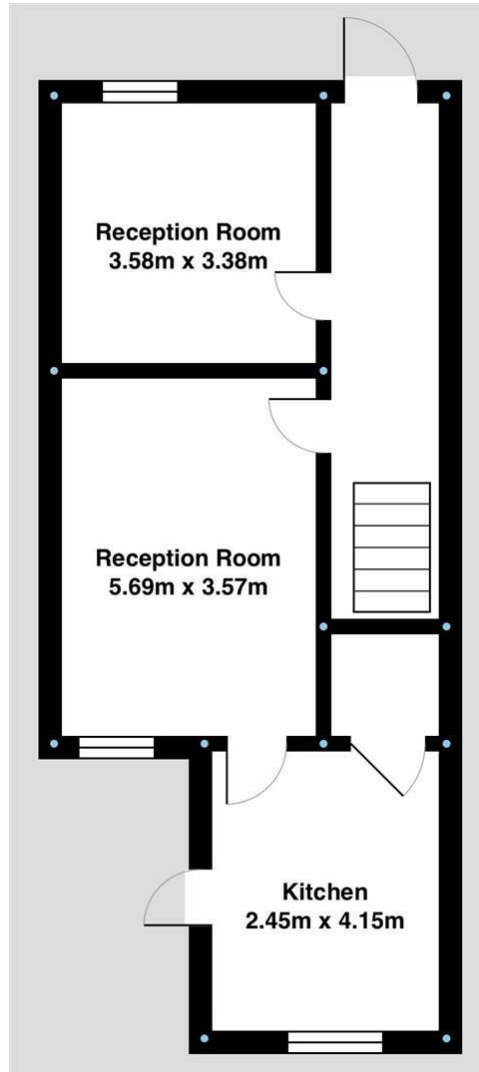
Externally, the house sits in a classic mid-terrace row, typically offering a small rear yard or garden space (ideal for outdoor seating) and convenient on-street permit parking.

This delightful home is not only well looked after but conveniently situated to local amenities, ensuring that shops, schools, and services are just a short distance away. Additionally, excellent bus routes and easy access to the motorway make commuting and travel straightforward.

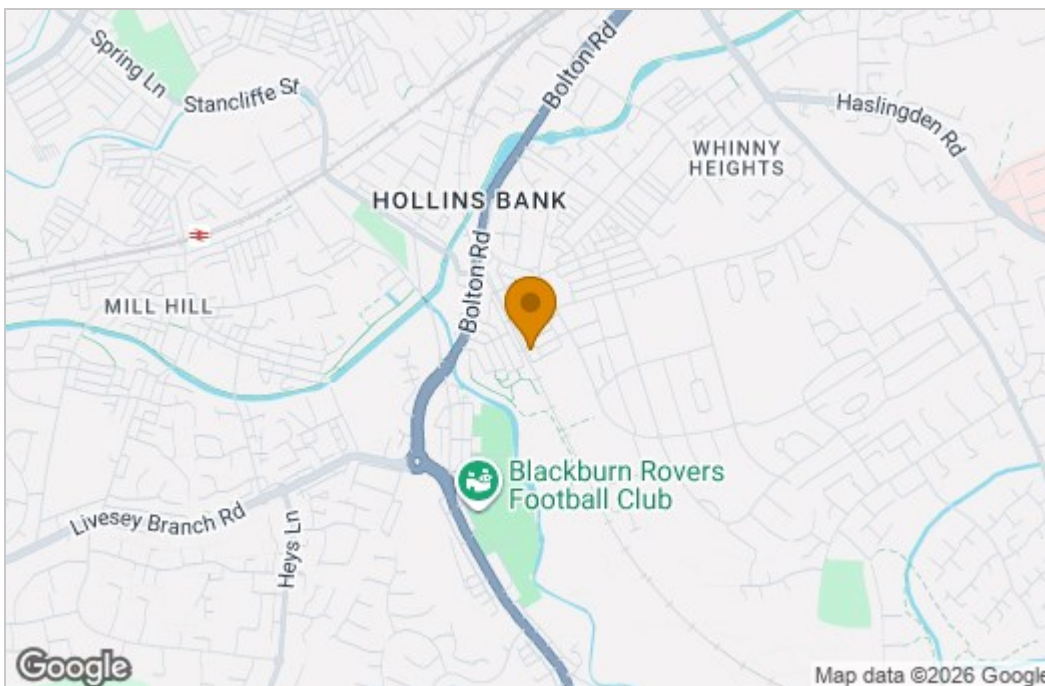
To arrange a viewing, call the office on 01254 691352.



## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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