

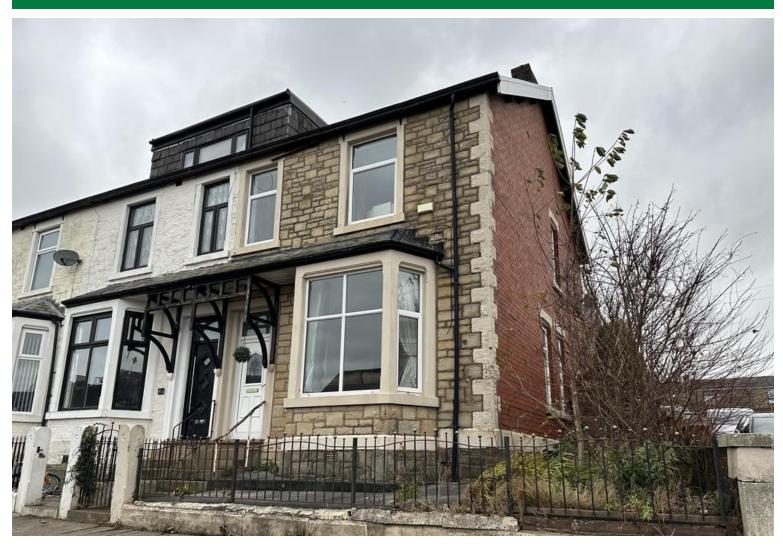
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Taunton Road, Blackburn

£220,000

Internal inspection is a must to fully appreciate this deceptively spacious bay windowed end terrace situated in this much sought after residential close to local primary and secondary schools in the Billinge and Wensley Fold are a. The much improved accommodation has 3 reception rooms, a fitted kitchen, a ground floor wet room, 3 double bedrooms (all with fitted wardrobes) and a 3 piece bathroom with shower. It is in excellent decorative order throughout, has gas central heating and PVC double glazed windows. It enjoys superb views over the surrounding area to the front. There is also scape to extend into the loft space if further accommodation is required.







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ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Radiator, cupboard understairs

LOUNGE

 $13' \ 3'' \ x \ 16' \ 6'' \ (4.04m \ x \ 5.03m)$ Into PVC double glazed bay window, living flame gas fire in fire surround, radiator, PVC double glazed side window

LIVING ROOM

15' 4" \times 11' 2" (4.67m \times 3.4m) 2 PVC double glazed windows, living flame gas fire in fire surround, radiator, wall lighting

MORNING ROOM

10' 11" x 11' 2" (3.33m x 3.4m) Gas heater, PVC double glazed bay window, radiator

FITTED KITCHEN

14' 1" x 9' 11" (4.29m x 3.02m) Wall and floor units including drawers, granite worktops, island sink, 2 x PVC double glazed window and door, spotlighting, tiled floor, Velux double glazed window, radiator

3 PIECE WET ROOM

Shower, wash basin, WC, fully tiled walls and floor, chrome radiator and towel rail

FIRST FLOOR LANDING

Built in cupboard

BEDROOM ONE

13' 11" x 15' 7" (4.24m x 4.75m) Plus fitted wardrobes, 2 PVC double glazed windows, matching drawers, radiator with cover

BEDROOM TWO

13' 8" \times 11' 8" $(4.17m \times 3.56m)$ 2 PVC double glazed windows, radiator, fitted wardrobes and drawers

BEDROOM THREE

12' 1" \times 10' (3.68m \times 3.05m) PVC double glazed window, radiator, fitted wardrobe and drawers

3 PIECE BATHROOM

Corner bath with shower, wash basin, WC, PVC double glazed window, gas fired central heating boiler unit, tiled walls and flooring













Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band

TBC

Agents Note: Whist every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whist every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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OUTSIDE

Yard

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.













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