



2 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 area. 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 scope to extend into the loft space if further accommodation is required.



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ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Radiator, cupboard downstairs

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" x 11' 2" (4.67m x 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" x 11' 8" (4.17m x 3.56m) 2 PVC double glazed windows, radiator, fitted wardrobes and drawers

BEDROOM THREE

12' 1" x 10' (3.68m x 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	Freehold
Ground Rent	
Council Tax Band	Band B
Local Authority	
EPC Rating	64d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst 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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

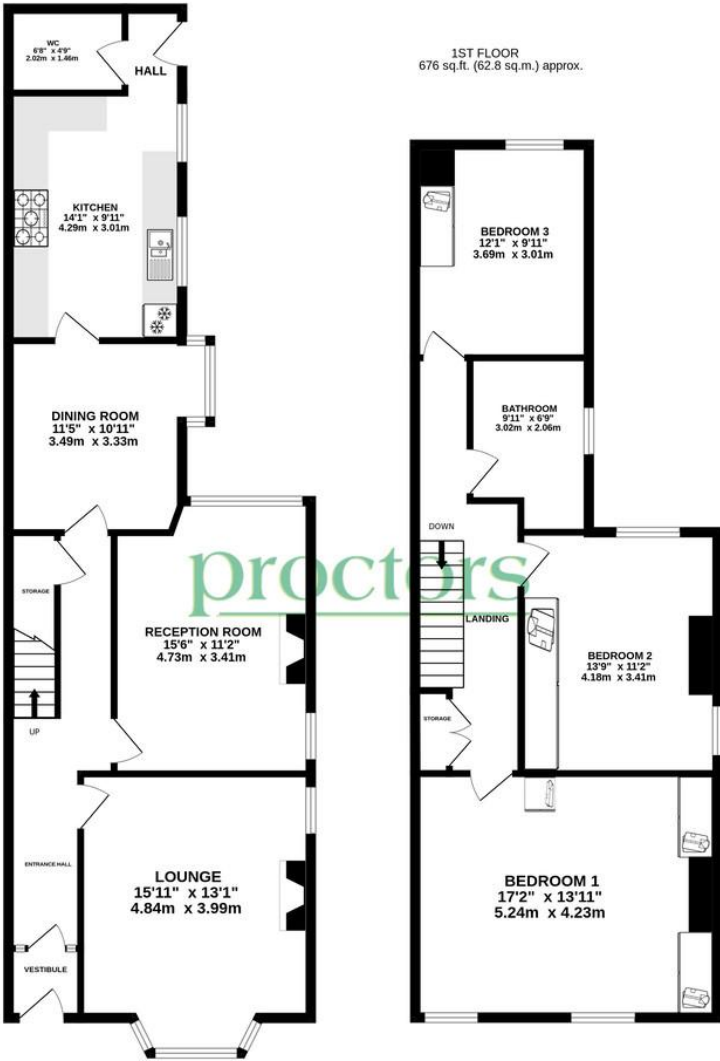
Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

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GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



2 TAUNTON ROAD - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) 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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238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		