



2 Ottershaw Gardens, Blackburn

£189,950 Freehold

Modern three bed semi in sought-after Pleckgate area, with two reception rooms and contemporary finishes. Set over two floors with a driveway, and front & rear gardens. Close to amenities and schools, offering comfort, convenience and charm this lovely property would make a beautiful family home!

Council Tax band: B

Tenure: Freehold



Nestled in the sought-after Pleckgate location, this impressive three bedroom semi-detached house offers a warm and inviting abode for any discerning homeowner. Boasting modern décor throughout, the property comprises two reception rooms ideal for entertaining guests or relaxing with family, a contemporary kitchen in a stylish colour palette, and a modern bathroom for those moments of tranquillity. The accommodation is spread over two floors, with the first floor hosting three bedrooms, two of which are double, the master and single feature fitted wardrobes, ensuring ample space for a growing family or those in need of a home office. Offering convenience and practicality, this property also benefits from driveway parking, ensuring secure off-road space. The property is being sold with no chain, allowing for a swift and hassle-free move-in process. The freehold tenure and Council Tax Band B add to the appeal of this home, making it an attractive prospect for potential buyers.

Outside, this property boasts both a front and rear garden, providing opportunities for outdoor leisure and relaxation. The front garden offers a charming welcome to guests and residents alike, while the rear garden presents a private sanctuary perfect for alfresco dining or unwinding after a long day. With the potential to create a thriving garden oasis or even extend the property (subject to necessary permissions), the outdoor space holds vast potential for personalisation. The enclosed rear garden also proves to be a safe environment for children to play freely and securely. Situated in close proximity to local amenities and well-regarded schools, this property embodies the perfect blend of comfort, convenience, and charm. Don't miss the opportunity to make this delightful property your own and enjoy the peaceful lifestyle it offers.



Vestibule

Laminate flooring, stairs to first floor.

Lounge

Carpet flooring, gas fire with marble hearth and surround, uPVC double glazed window, ceiling coving and panel radiator.

Dining Room

Carpet flooring, uPVC double glazed patio doors, ceiling coving, panel radiator.

Kitchen

Range of fitted wall and base units with contrasting worksurfaces and splashbacks, stainless steel sink and drainer, integral electric oven, induction hob, extractor, fridge freezer and microwave. Plumbed for washing machine, space for tumble dryer. Under stair storage, uPVC double glazed window and door.

Landing

Carpet flooring, storage cupboard housing boiler, uPVC double glazed window, loft access.

Bedroom One

Double with carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator and TV point.

Bedroom Two

Double with carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Three

Single with laminate flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

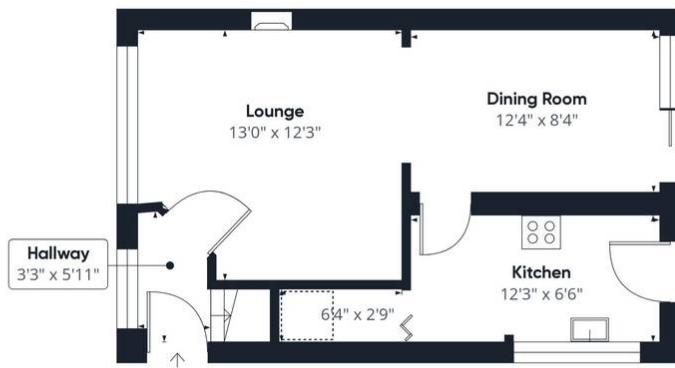
Bathroom

Two piece in white including shower enclosure with mains fed shower, vanity unit housing sink, laminate flooring, tiled floor to ceiling, heated towel radiator and uPVC double glazed frosted window.

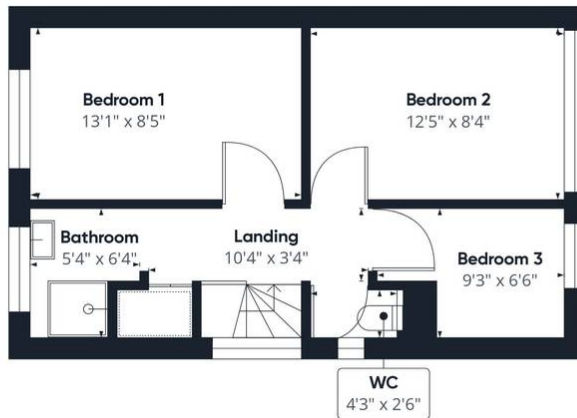
WC

WC in white, laminate flooring, tiled floor to ceiling, uPVC double glazed frosted window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
747.75 ft²

Reduced headroom
7.23 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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