



## 37a Pleckgate Road, Blackburn

£170,000 Freehold

**\*THREE BEDROOM SEMI DETACHED HOME IN PLECKGATE\*** Presented to the market with no onward chain, this three bedroom semi detached features off street parking and potential to add value.

Council Tax band: C

Tenure: Freehold





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Internally, the property is well proportioned with a spacious lounge which leads to an open plan kitchen diner to the rear providing the opportunity to move in and update the house as you go. Upstairs, there are two double bedrooms and a third bedroom which has the versatility to be used as an office or dressing room. The bathroom and WC are currently separate, but can easily be opened to create a large family bathroom.

Externally, the property boasts ample off street parking while offering the potential to extend for larger families or those looking for a larger project. A rear extensions is possible, or the opportunity to extend to the side and into the garage should planning permission allow. The garage is already complete with an electric up and over door and features power and lighting providing the opportunity to utilise to it's full potential. Pleckgate High School is located just a short walk, while primary schools and places of worship are just a stones thrown from this convenient location



stones young

**Hallway**

Carpet flooring, uPVC double glazed frosted window, uPVC double glazed door, stairs to first floor, panel radiator.

**Lounge**

Carpet flooring, feature fireplace with surround and hearth plumbed for gas fire, uPVC double glazed window, panel radiator.

**Kitchen Diner**

Range of fitted wall and base units with contrasting work surfaces, 1 1/2 sink and drainer, tiled splashbacks, integral electric oven, gas hob, extractor fan, fridge, space for freezer, plumbed for washing machine, laminate flooring in kitchen carpet in dining room, uPVC double glazed window X2 and door, wall mounted boiler, panel radiator. Cupboard housing electric meter.

**Landing**

Carpet flooring uPVC double glazed, loft access.

**Bedroom 1**

Carpet flooring, fitted wardrobes, uPVC double glazed, panel radiator.

**Bedroom 2**

Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

**Bedroom 3**

Carpet flooring, uPVC double glazed window, panel radiator.

**Bathroom**

Two piece suite in white with shower over bath, sink, upvc double glazed frosted window

**WC**

WC, upvc double glazed frosted window

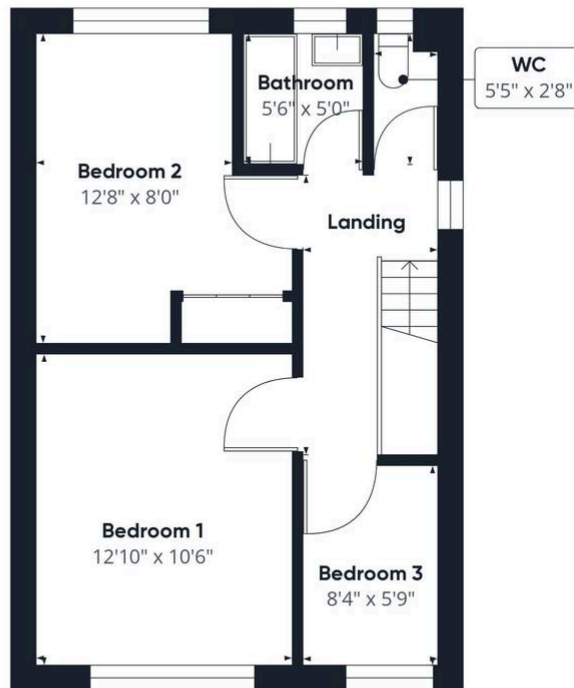








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
789.43 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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