

## 25 Delph Approach, Blackburn

£145,000 Freehold

**\*OUTSTANDING THREE BEDROOM HOME IN EXCEPTIONAL STANDARD\*** Located in the area of Knuzden, just a short distance from Audley Range, this three bedroom property has undergone significant renovation to create a stunning home for first time buyers or small families.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

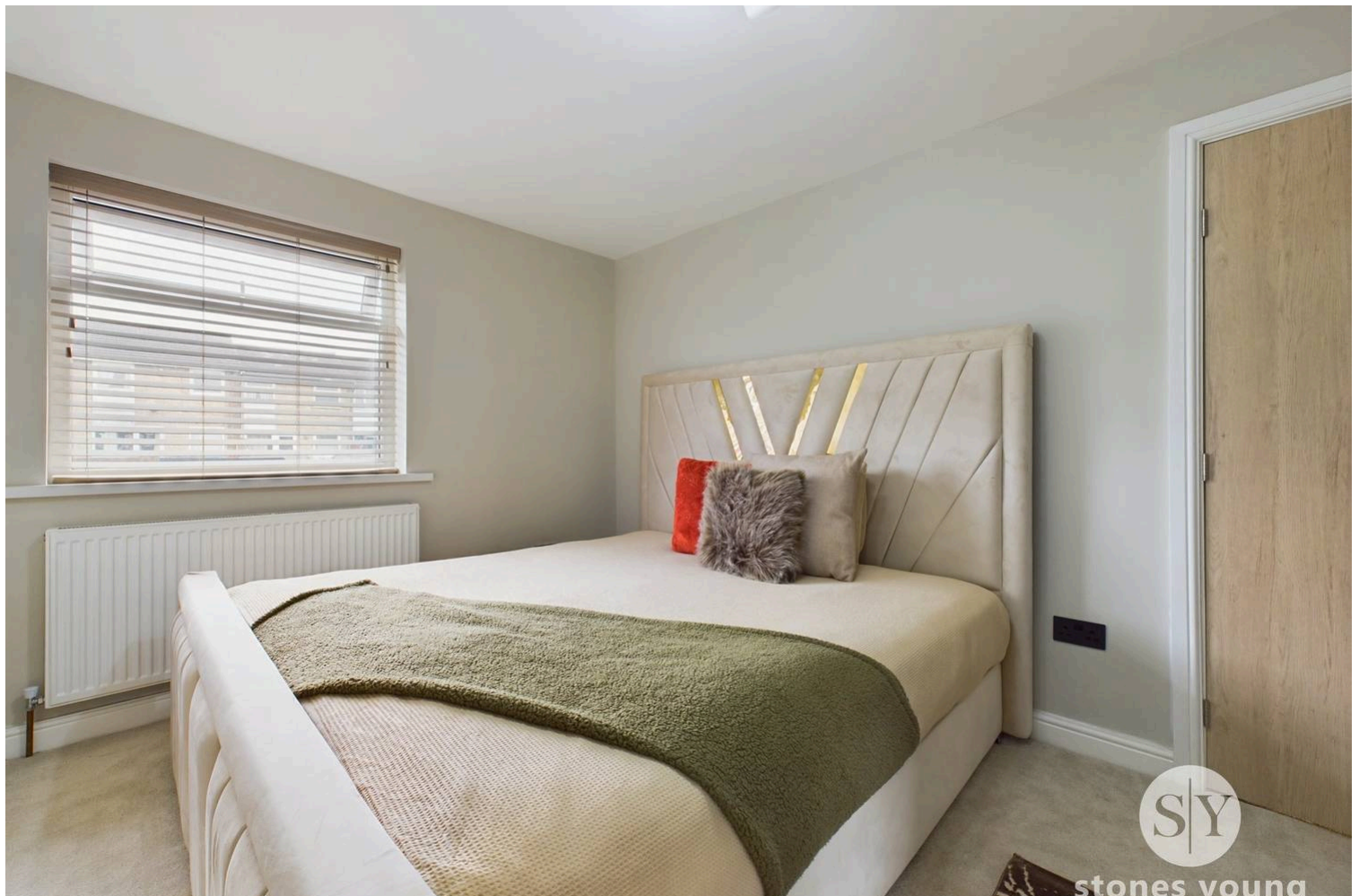




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The ground floor boasts an open layout with floods of light filling the downstairs space. At the front, a separate kitchen features slick handle less cupboards and gas hob while presenting ample storage space and space for appliances. The lounge diner sits at the rear of the property and has been completed to the highest of standards, featuring a breath-taking media wall while enhancing the space further with tasteful panelling and interior design. The first floor houses two room double bedrooms and a versatile single which could be utilised as a third bedrooms, dressing room or office. A three piece family bathroom completes the upstairs space finished with a wc, sink and mains fed shower over the bath.

Externally, on street parking is readily available to the front and rear of the property with a low maintenance rear yard providing the opportunity to enjoy the outdoors. Delph Approach is located off Fecitt Brow in the Knuzden area where places of Worship can be found readily available and you can enjoy the sense of community. Local shops and amenities are all within walking distance while the M65 is just a five minute drive



**Hallway**

Carpet mat flooring, double glazed uPVC front door, stairs to first floor, column radiator.

**Lounge**

Carpet flooring, media wall with electric fire and space for TV, under stairs storage, double glazed uPVC window and sliding doors, space for dining table, panel radiator.

**Kitchen**

Laminate flooring, fitted wall and base units with contrasting work surfaces, gas hob, extractor fan, sink and drainer, space for washing machine, fridge freezer, double glazed uPVC window.

**Landing**

Carpet flooring, loft access.

**Bedroom 1**

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

**Bedroom 2**

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

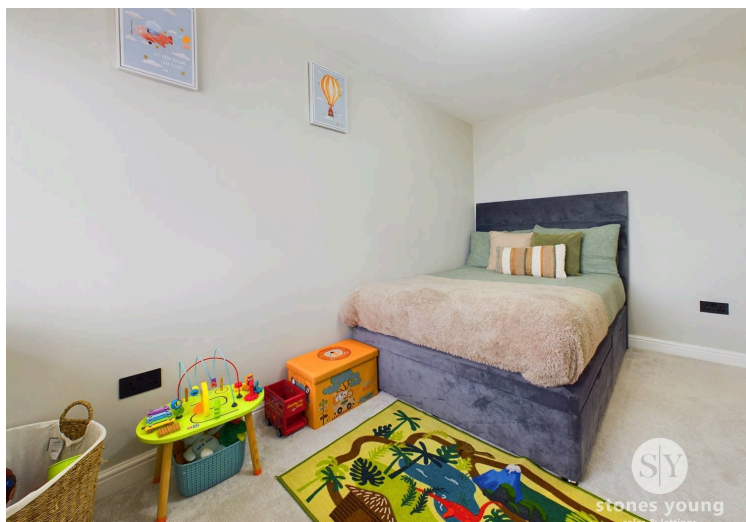
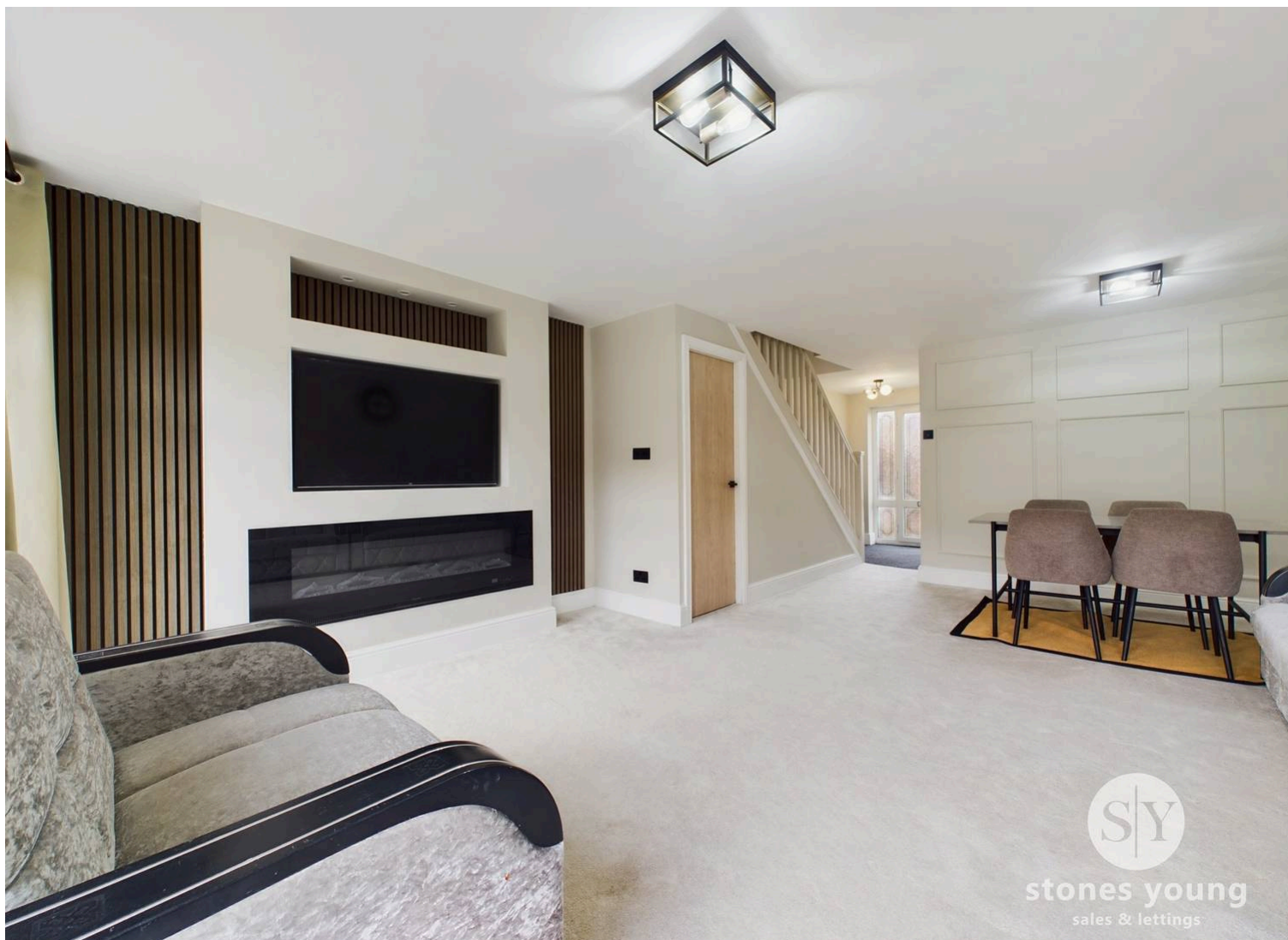
**Bedroom 3**

Single bedroom with carpet flooring, double glazed uPVC window.

**Bathroom**

Vinyl flooring, three piece in white comprising of shower over bath, basin and wc, tiled floor to ceiling, storage cupboard, frosted double glazed uPVC window, towel radiator.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
905.13 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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