



25 St. Silas's Road, Blackburn

£150,000 Leasehold

WELCOME TO THIS IMPRESSIVE THREE-BEDROOM FLAT PROVIDING A SPACIOUS ACCOMODATION. Offered to the market with no chain delay, this well-presented home provides bright, comfortable living in a convenient location close to Blackburn Town Centre and a range of local amenities, including places of worship.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

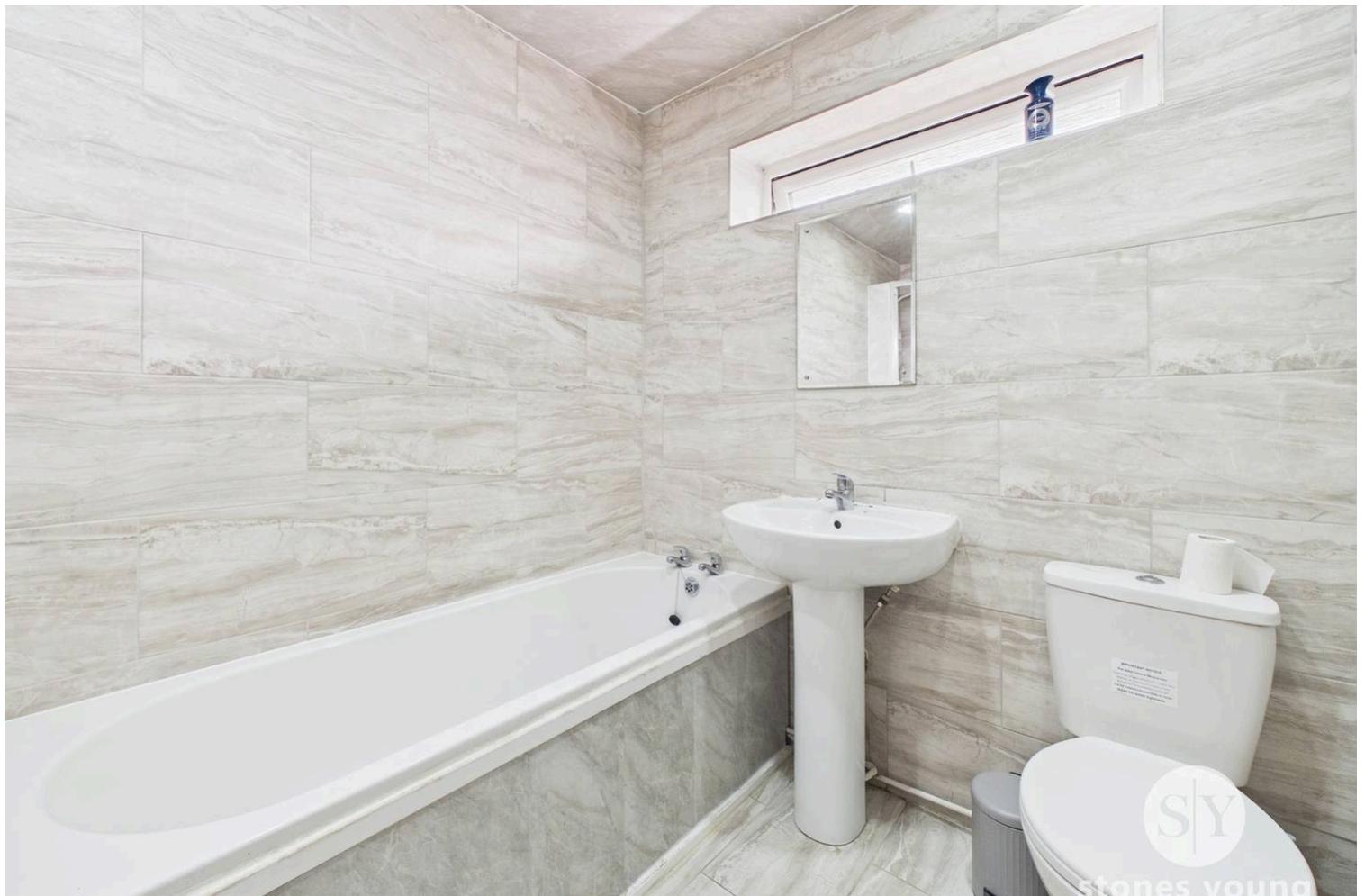
EPC Environmental Impact Rating: C



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The property benefits from large windows throughout, allowing for ample natural light that enhances the neutral décor and creates a welcoming, airy atmosphere across the home. The kitchen is fitted with modern kitchen units, offering a practical and stylish space for everyday cooking and dining. The modern bathroom features a sleek finish and includes a walk-in shower, providing both comfort and contemporary style. Bedroom two benefits from built-in mirrored wardrobes, adding both storage and a sense of space, while the neutral décor throughout allows prospective buyers to easily personalise the home. Along with a further two double bedrooms.

Externally, the property offers excellent outdoor and parking facilities. There is a detached garage, on-road parking, as well as one additional parking space beside the garage. To the rear, residents can enjoy a spacious shared garden, ideal for relaxing outdoors. Situated in a convenient and well-connected location, this property is within easy reach of Blackburn Town Centre, local shops, transport links, and community amenities. This is an excellent opportunity for first-time buyers, downsizers, or investors seeking a property in a desirable and accessible area.



Hallway

6' 2" x 6' 4" (1.88m x 1.93m)

Lounge

13' 9" x 12' 7" (4.18m x 3.83m)

Carpet flooring, ceiling coving, double glazed uPVC window, panel radiator.

Dining Room

9' 6" x 8' 0" (2.90m x 2.44m)

Carpet flooring, ceiling coving, double glazed uPVC window, panel radiator.

Kitchen

10' 1" x 8' 2" (3.07m x 2.49m)

Tiled flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, stainless steel sink and drainer, space for cooker, washing machine and fridge freezer, ceiling spot lights, double glazed uPVC window.

Bedroom One

13' 9" x 11' 3" (4.18m x 3.43m)

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

Bedroom Two

10' 0" x 9' 6" (3.05m x 2.90m)

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

Bedroom Three

15' 3" x 6' 11" (4.65m x 2.11m)

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

Bathroom

6' 11" x 6' 4" (2.11m x 1.93m)

Tiled flooring, four piece in white comprising of electric shower enclosure, wc, basin and bath, tiled floor to ceiling, loft access, frosted double glazed uPVC window, panel radiator.

Garage

15' 8" x 8' 0" (4.78m x 2.44m)





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