

# Property Connections

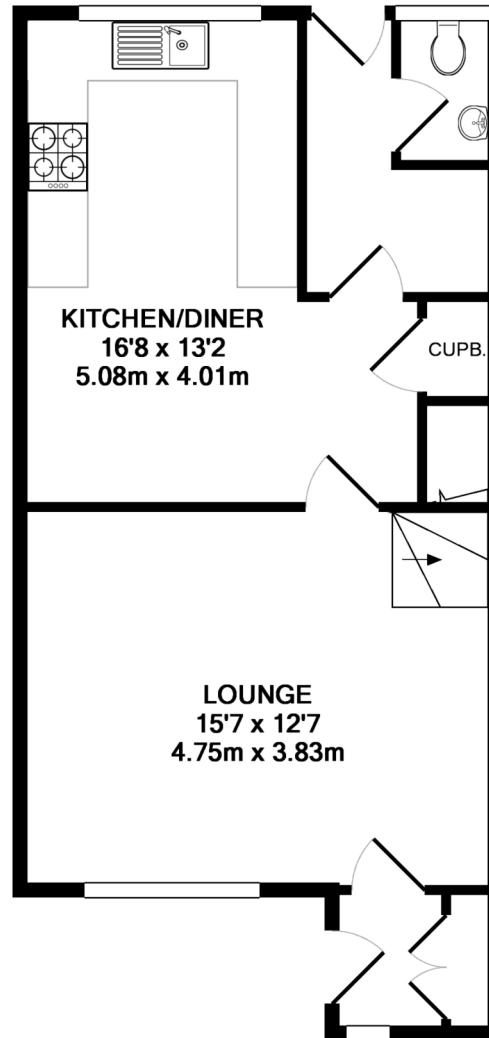
Estate Agent

01506 650 550

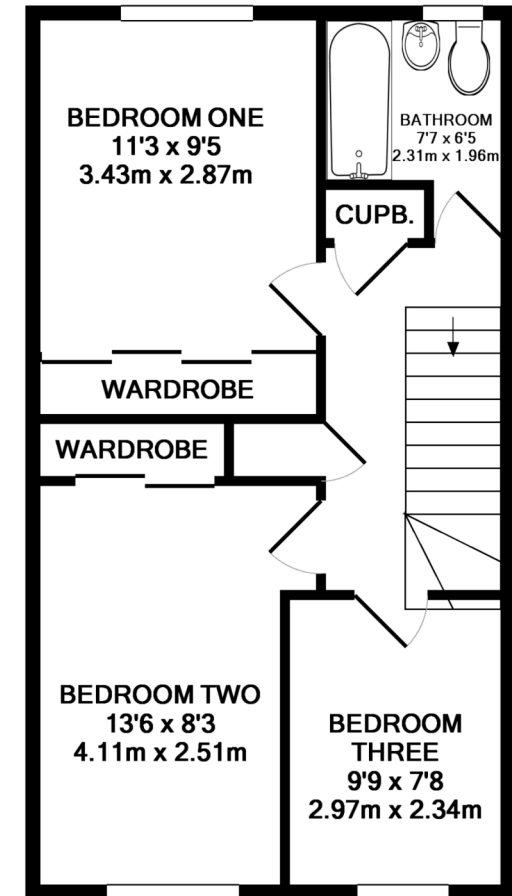


**82 Rowan Street, Blackburn**

[www.propertyconnections.uk.com](http://www.propertyconnections.uk.com)



GROUND FLOOR



1ST FLOOR

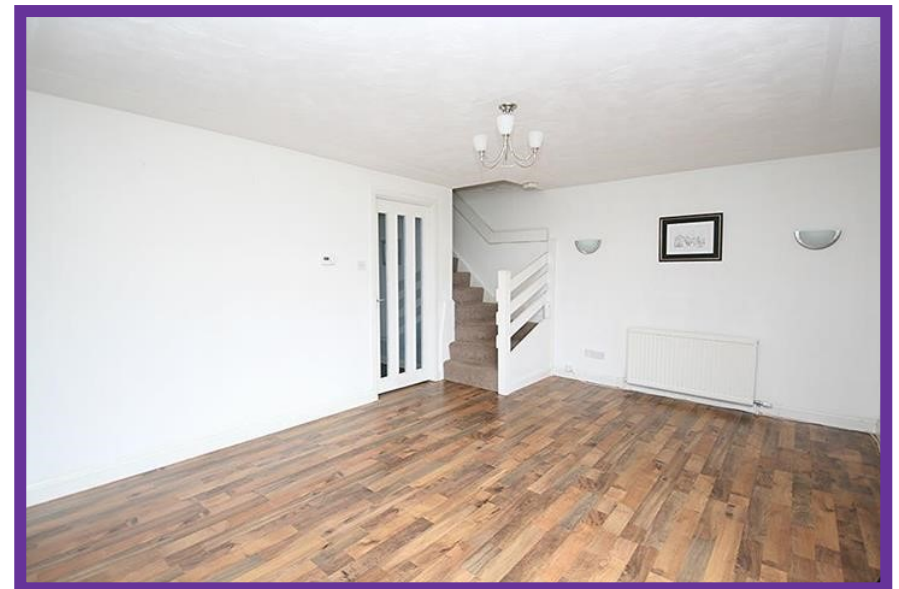
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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This three bedroom family home, close to Murrayfield Primary School and excellent local facilities, offers excellent accommodation over two levels, and benefits from a sun trap rear garden.

Property comprises: Entrance vestibule, lounge, dining kitchen, 3 bedrooms, family bathroom, living level w.c.

The entrance vestibule is bright and welcoming and offers excellent storage. The floor is laid with wood effect laminate which continues into the lounge which is bright and spacious and offers superb family living.





The dining kitchen has an excellent range of base and wall mounted units with splash back tiling and contrasting worktop.

Integrated appliances include the gas hob with electric oven and hood and there is an appliance space for a washing machine. Appliance spaces for the tumble drier and fridge/freezer are in the kitchen cupboard and rear hallway respectively.



The upper landing offers excellent storage and bedroom one, which overlooks the rear of the property, benefits from wall-to-wall wardrobes, and is finished with contemporary décor and carpet flooring.

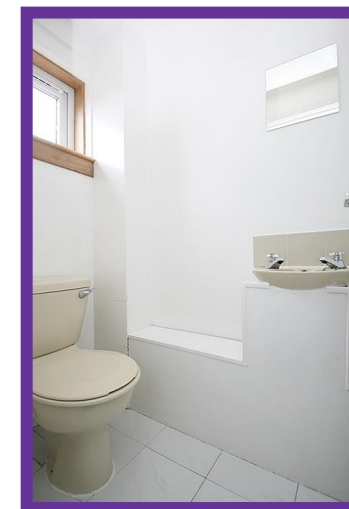






Bedroom two is a large double bedroom with crisp fresh décor, carpet flooring and wall-to-wall wardrobes and bedroom three is a good sized single bedroom with fresh décor and complete with carpet flooring

The family bathroom has full height tiling to the bath walls and is fitted with a white suite with mains fed shower and glazed screen to the bath and finished with ceramic floor tiles. The living level w.c. is ideally located off the rear hallway and has an opaque glazed window for natural light and ventilation and is fitted with a cloakroom suite, with ceramic tiles to the floor.





Externally, the front garden is fully enclosed and laid with paving slabs for ease of maintenance and has an open outlook over a communal grassed area.

The sun trap rear garden is laid with decorative paving slabs and pavers, has a rotary clothes drier and timber garden shed.

Included in the sale are all fitted floor coverings, ceiling light fittings, window blinds, curtains and curtain poles, washing machine, American style fridge/freezer and the garden shed.

**Whilst the above particulars are believed to be correct,  
they are not warranted and do not form part of any contract.**

