



Manor Road, Wensley Fold, Blackburn, BB2 6LU



Crown Estate & Letting Agents are delighted to offer to the market this spacious 6 bed roomed terraced property, conveniently situated in the Wensley Fold area of Blackburn.

The property is conveniently located within walking distance to Blackburn College and Blackburn Town Centre. Wensley fold primary school and Witton Park High School are also close by.

£185,000

Entrance

Dimensions: 7'5' (2.29m) x 4'6' (1.42m)

The entrance comprises of: uPVC double glazed window, ceiling light point and tiled flooring.

Hall

Dimensions: 7'4' (2.27m) x 5' (1.55m)

The hall comprises of: ceiling light point, tiled flooring, under stair storage and stairs to first floor.

Reception Room One

Dimensions: 28'4' (8.67m) x 11'2' (3.42m)

Reception room one comprises of: uPVC double glazed window, uPVC double glazed door, 2 ceiling light points and spotlight lighting, 2 double panel radiators, TV and telephone point, beams to the ceiling and carpet flooring.

Reception Room Two

Dimensions: 16'1' (4.93m) x 14' (4.29m)

Reception room two comprises of: uuPVC double glazed window, ceiling light point, 2 wall lights, double panel radiator, TV and telephone point, beams to the ceiling and wood floor boards.

Kitchen

Dimensions: 13'3' (4.07m) x 12'4' (3.79m)

The kitchen is part tiled and comprises of: uPVC double glazed door, ceiling light point and spotlight lighting, fully fitted wall and base units, gas oven with gas hob, stainless steel drainer sink with mixer tap, plumbing for a washing machine, integrated dishwasher and tiled flooring.

Shower Room

Dimensions: 8'5' (2.61m) x 4'6' (1.42m)

The shower room is part tiled and consists of: uPVC double glazed window, ceiling light point, WC, hand wash basin, bath and is fully tiled.

First Floor:

Landing

Dimensions: 8'8' (2.69m) x 6'3' (1.93m)

The landing consists of: 2 ceiling light points, smoke alarm and carpet flooring.

Bedroom One

Dimensions: 15'2' (4.65m) x 12'2' (3.73m)

Bedroom one comprises of: uPVC double glazed window, ceiling light point, TV point, 2 double panel radiators, carpet flooring and built in cupboards.

Bedroom Two

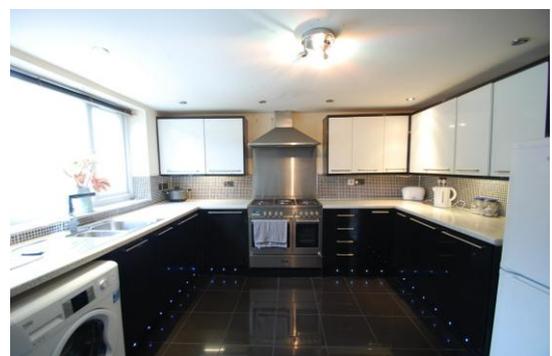
Dimensions: 16'1' (4.91m) x 12'4' (3.80m)

Bedroom two comprises of: uPVC double glazed window, ceiling light point, TV and telephone point, double panel radiator, carpet flooring, built in cupboards and en suite.

En Suite

Dimensions: 8'3' (2.53m) x 5'8' (1.77m)

The en suite consists of: uPVC double glazed window, ceiling light point and spotlight lighting, hand wash basin, WC, shower unit, chrome towel rail and is fully tiled.



Bedroom Three

Dimensions: 13' (3.99m) x 12'4' (3.78m)

Bedroom three comprises of: uPVC double glazed window, ceiling light point, double panel radiator and carpet flooring.

Bedroom Four

Dimensions: 13'6' (4.16m) x 9'6' (2.94m)

Bedroom four comprises of: uPVC double glazed window, ceiling light point, double panel radiator and carpet flooring.

Family Bathroom

Dimensions: 7'4' (2.28m) x 6' (1.84m)

The bathroom is fully tiled and consists of: WC, hand wash basin, bath with overhead shower and shower screen, ceiling light point and spotlight lighting, chrome towel rail and is fully tiled.

Second Floor:

Hallway

Dimensions: 19'5' (5.96m) x 9'9' (3.02m)

The hallway consists of: velux window, spotlight lighting, double panel radiator, smoke alarm and carpet flooring.

Bedroom Five

Dimensions: 11'3' (3.47m) x 9'8' (2.99m)

Bedroom five comprises of: uPVC double glazed window, ceiling light point, double panel radiator and carpet flooring.

Bedroom Six

Dimensions: 20'1' (6.15m) x 12'7' (3.89m)

Bedroom six comprises of: uPVC double glazed window, ceiling light point and spotlight lighting, 2 double panel radiators, carpet flooring and built in cupboards.

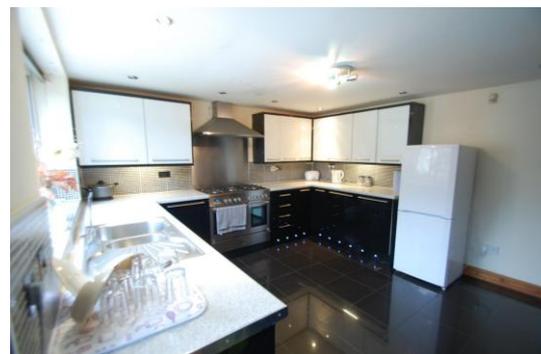
Bathroom

Dimensions: 10'1' (3.09m) x 4'2' (1.29m)

The bathroom is fully tiled and consists of: WC, hand wash basin, corner bath, chrome towel rail and is fully tiled.

Outside

Outside there is a yard to the rear.



All descriptions in this brochure are the opinions of Crown Estate and Letting Agents and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Crown Estate and Letting Agents and no warranty can be given or implied as to their working order.