



Roe Lee Park, Roe Lee, Blackburn, BB1 9SA



WELL PRESENTED 3 BEDROOMED SEMI-DETACHED PROPERTY, CONVENIENTLY SITUATED IN THE ROE LEE AREA OF BLACKBURN

£120,000

The accommodation briefly comprises of two reception rooms, a separate fitted kitchen, a downstairs WC, three bedrooms, an en suite and a bathroom. Outside there is a driveway with space for 1 car and gardens to front and rear. The property also benefits gas central heating and uPVC double glazing. The property is close to local shops and amenities, Roe Lee School and Roe Lee Park.

Ground Floor:

Hallway

Dimensions: 3.65m x 1.86m

The hallway consists of: uPVC double glazed door, uPVC double glazed window, ceiling light point, double panel radiator, smoke alarm, under stair cupboard and carpet flooring.

Reception Room One

Dimensions: 4.74m x 3.48m

Reception room one consists of: uPVC double glazed window, ceiling light point, double panel radiator, fireplace, TV and telephone point, coving to the walls, smoke alarm and carpet flooring.

Reception Room Two

Dimensions: 3.26m x 3.37m

Reception room two consists of: uPVC double glazed window, ceiling light point, double panel radiator, TV point, wall coving and carpet flooring.

Kitchen

Dimensions: 3.51m x 2.43m

The kitchen consists of: uPVC double glazed window, spotlight lighting, fully fitted wall and base units, electric oven with gas hob, stainless steel drainer sink with mixer tap, integrated fridge freezer, plumbing for a washing machine and integrated washer, part tiled walls, tiled flooring and uPVC double glazed door.

Downstairs WC

Dimensions: 1.31m x 1.03m

The downstairs WC is fully tiled and consists of: uPVC double glazed window, ceiling light point, WC and tiled flooring.

First floor:

Landing

Dimensions: 1.95m x 1.03m

The landing consists of: ceiling light point, smoke alarm, storage cupboard and carpet flooring.



Bedroom One

Dimensions: 3.74m x 3.48m

Bedroom one consists of: uPVC double glazed window, ceiling light point, double panel radiator, TV and telephone point, wall coving, storage cupboard and carpet flooring.

Bedroom Two

Dimensions: 4.48m x 3.25m

Bedroom two consists of: uPVC double glazed window, ceiling light point, double panel radiator, TV point, wall coving, storage cupboard and carpet flooring.

En Suite to Bedroom Two

Dimensions: 2.31m x 1.55m

The en suite is part tiled and consists of: uPVC double glazed window, ceiling light point, WC, hand wash basin, shower cubicle, chrome towel rail and tiled flooring.

Bedroom Three

Dimensions: 3.56m x 2.48m

Bedroom three consists of: uPVC double glazed window, ceiling light point, double panel radiator, TV point, wall coving and carpet flooring.

Bathroom

Dimensions: 2.34m x 1.56m

The bathroom is fully tiled and consists of: uPVC double glazed window, ceiling light point, WC, hand wash basin, bath, chrome towel rail and tiled flooring.

Outside

Outside there is a driveway with space for 1 car and gardens to front and rear.

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