



Palmer Road, Blackburn £135,000

- Terraced House
- Impeccably Presented
- Three Bedrooms
- Modern Kitchen
- Ground Floor Bathroom
- Two Reception Rooms
- Shower Room
- Loft Room
- Viewing Essential

INTRODUCTION

AN IMPECCABLY PRESENTED, THREE BEDROOMED TERRACED PROPERTY WITH AN ABUNDANCE OF HIGH QUALITY FINISHES!

This beautifully presented, three bedroomed property is being welcomed to the market in a highly desirable area of Blackburn. With a very high quality finish, the property is a credit to its current occupants and is the perfect home for a first time buyer or small family unit! Having been stripped to the brick and fully renovated to an exceptional high standard throughout, the property comprises briefly; A bright and welcoming entrance hallway, housing a staircase to the first floor and doors leading to two sizeable reception rooms, both featuring fantastic vaulted ceilings and LED, interchanging moonlighting. The second reception room benefits from a modern electric fire and provides access to a fitted kitchen. The kitchen is fitted with a range of cream glossy units and includes a variety of LAMONA integrated appliances and sleek ceramic tiling. Through the kitchen you can access a stunning three piece bathroom suite. To the first floor, you will find a landing hallway allowing access to the second floor, a luxury shower room and two double bedrooms, both of which with LED lighting and a flush white finish. The second floor provides a further double bedroom into the loft space.

Externally the property benefits from an enclosed yard at the rear.

Viewings are essential and can be arranged by calling our Blackburn team today!

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

16'09 x 3'03 (5.11m x 0.99m)

LED spotlights, central heating radiator, glitter spec wall coverings, meter cupboard, hardwood single glazed door to reception room one and two, stairs to first floor.

Reception Room One

12'11 x 10'02 (3.94m x 3.10m)

UPVC double glazed window, central heating radiator, fitted blinds, vaulted ceiling with LED mood lights, white wash wood effect floor.

Reception Room Two

13'11 x 11'04 (4.24m x 3.45m)

UPVC double glazed window, central heating radiator, fitted blinds, vaulted ceiling with LED mood lights, television point, electric fire, glitter spec wall coverings, LED spotlights, hardwood single glazed door to kitchen.

Kitchen

16'00 x 6'01 (4.88m x 1.85m)

UPVC double glazed windows, door to rear, central heating radiator, ceramic tiled flooring, cream gloss wall and base units, wood effect surfaces, ceramic tiled splashbacks, stainless steel sink, drainer and mixed taps, electric oven, four ring gas hob, extractor hood, integrated microwave, integrated fridge freezer and dishwasher, PVC panelled ceiling and spotlights, door to bathroom.

Bathroom

6'01 x 5'11 (1.85m x 1.80m)

UPVC double glazed frosted window, three piece suite comprising of a panel bath with jets and direct feed shower head, twin flush WC, wood effect vanity top wash basin, heated towel rail, PVC panelled ceiling, spotlights.

First Floor

Landing

9'00 x 6'06 (2.74m x 1.98m)

Doors to two bedrooms and shower room, doors to stairs to second floor.

Bedroom One

13'10 x 9'07 (4.22m x 2.92m)

UPVC double glazed window, fitted blinds, central heating radiator, LED spotlights, television point.

Bedroom Two

14'00 x 9'00 (4.27m x 2.74m)

UPVC double glazed window, fitted blinds, central heating radiator, white wash wood effect floor, LED spotlights.

Shower Room

8'08 x 5'07 (2.64m x 1.70m)

Three piece suite comprising of a corner shower enclosure, wood effect vanity top wash basin, twin flush WC, full tiled elevations, LED spotlights, tiled floor.

Second Floor

Loft Room

18'10 x 12'08 (5.74m x 3.86m)

Velux window, feature wall light, central heating radiator.

External

Rear

Enclosed yard

Agents Notes

This Property Is Freehold
Tax Band A

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(32-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		