



21 Revidge Road, Blackburn

£250,000 Freehold

FOUR BEDROOM TERRACE WITH TWO RECEPTION ROOMS AND AMPLE PARKING Set in this sought after location stands this well appointed mid terraced property offering an excellent opportunity to purchase a stunning family home with on and off street parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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The welcoming hallway boasts high ceilings, original features and access to each of the reception rooms and separate kitchen. The spacious lounge provides a fantastic space to relax with fresh and neutral decor complimenting the large size with a feature bay window filling the room with natural light. The second generous reception room is neutrally decorated and offers a versatile space for any requirement. The well presented kitchen benefits from base and eye level units in a laminate effect finish with contrasting work surfaces and splash backs. Beyond the kitchen is a highly useful utility/pantry complimented by a downstairs shower room.

On the first floor, leading from the spacious landing is the large master bedroom with modern décor and ample space for plenty of furniture. A large second double bedroom and a further double bedroom are also present, ensuring this to be an ideal home for any growing family. The forth bedroom is located on the second floor offering a space for teenagers to enjoy their privacy. Completing the internal accommodation is the tidy three piece family bathroom located on the first floor. The property is warmed through gas central heating and benefits from double glazing throughout.

Revidge is a popular residential location due to the excellent amenities nearby; high schools include Tauheedul girls, QEGS, Pleckgate and Witton Park with plentiful primary schools within walking distance. Places of worship to are only a short walk away, as well as being within easy reach of Blackburn Town Centre. On street parking is available to the front of the property and single garage to the rear. High amounts of interest is expected on this property so early viewing is advised.



Hallway

Upvc front door, laminate flooring, ceiling coving, stairs leading to first floor, under stairs storage, panel radiator,

Lounge

Carpet flooring, ceiling coving, gas fireplace, upvc double glazed bay windows, panel radiator

Second Reception Room

Laminate flooring, ceiling coving, electric fireplace, upvc double glazed window, panel radiator x2

Kitchen

Tiled flooring, fitted base and wall units with contrasting worktops, tiled splash backs, integrated electric hob, integrated oven, space for a fridge freezer, space for a dishwasher, stainless steel sink and drainer, towel radiator, upvc double glazed window

Utility

Tiled flooring, fitted base unit, tiled splashback, space for washing machine and dryer, stainless steel sink and drainer, boiler, upvc double glazed window, upvc double glazed back door

Downstairs Shower Room

Tiled flooring, wc and basin in white, mains fed shower enclosure with tiled splashback, panel radiator, upvc frosted windows x2,

Landing

Wooden flooring, ceiling coving, dado rail, frosted sky light, panel radiator, stairs to third floor

Bedroom 1

Double bedroom, Carpet flooring, ceiling coving, fitted shelves, upvc double glazed window, panel radiator

Bedroom 2

Double bedroom, carpet flooring, fitted wardrobes, panel radiator, upvc double glazed window

Bedroom 3

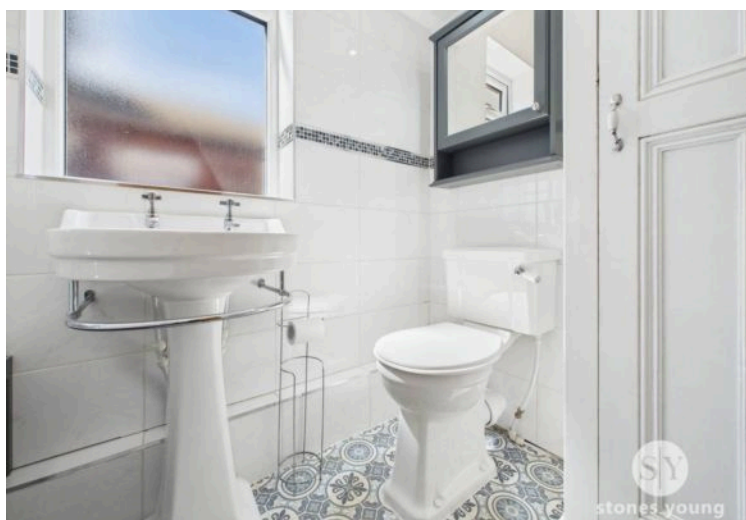
Double bedroom, carpet flooring, fitted shelves, panel radiator, upvc window

Bathroom

Vinyl flooring, tiled splashbacks, three piece in white comprising of wc, basin, bathtub with mains fed shower, frosted upvc double glazed window, fitted cupboards, towel radiator

Bedroom 4/Attic

Wooden flooring, upvc double glazed window, sky light, storage cupboards,





Approximate total area⁽¹⁾

1634 ft²

Reduced headroom

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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