



19 Granville Road, Blackburn

£270,000 Freehold

THREE BEDROOM TERRACE WITH 3 RECEPTION ROOMS Set in this sought after location stands this well appointed mid terraced property offering an excellent opportunity to purchase a stunning family home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



****THREE BEDROOM TERRACE WITH 3 RECEPTION ROOMS**** Set in this sought after location stands this well appointed mid terraced property offering an excellent opportunity to purchase a stunning family home.

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 Final reception room is dining room providing a more formal eating area. The well presented kitchen benefits from base and eye level units in a laminate effect finish with contrasting work surfaces and splash backs. 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 single bedroom are also present, ensuring this to be an ideal home for any growing family. Completing the internal accommodation is the tidy three piece family bathroom. The Second floor is an open Attic Room providing ample storage space or the option to dormer is the extra room is required (STPP). 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, places of worship only being a short walk away, as well as being within easy reach of Blackburn town centre. Corporation Park is within walking distance where you'll enjoy beautiful walking routes, tennis courts and play area. On street parking is available to the front of the property. High amounts of interest is expected on this property so early viewing is advised.



Vestibule

LVT flooring, wooden front door, cupboard housing meter.

Hallway

Carpet flooring, ceiling coving, stairs to first floor, under stairs storage, panel radiator.

Lounge

Carpet flooring, ceiling coving, opening up into second reception room, double glazed uPVC window, panel radiator.

Reception

Carpet flooring, ceiling coving, gas fire glass doors leading into the dining room.

Dining Room

Carpet flooring, ceiling coving, gas fire, double glazed uPVC window, panel radiator.

Kitchen

Tiled flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, sink and drainer, space for gas cooker, washing machine, dishwasher and fridge freezer, ceiling spot lights, wall mounted boiler, double glazed uPVC window, wooden door leading to the rear garden.

Landing

Carpet flooring, stairs leading up to the second floor, panel radiator.

Bedroom 1

Double bedroom with carpet flooring, ceiling coving, ceiling spot lights, x2 double glazed uPVC windows, x2 panel radiators.

Bedroom 2

Double bedroom with carpet flooring, ceiling coving, ceiling spot lights, panel radiator.

Bedroom 3

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

Bathroom

Tiled flooring, three piece in white comprising of mains fed shower over bath, wc and basin with vanity drawers, tiled floor to ceiling, ceiling spot lights, frosted double glazed uPVC window, column radiator.

Attic

Laminate flooring, ceiling spot lights, under eaves storage, Velux window, panel radiator.





The second floor plan features three bedrooms and a bathroom. On the left is a large bedroom (17'8" x 13'7") with a closet. In the center is a bedroom (10'8" x 12'11") with a closet. On the right is a bedroom (6'6" x 12'8") with a closet, and a bathroom (9'4" x 8'2") with a toilet and shower. Two landings are located: one at the top center (3'6" x 9'10") with a staircase, and another at the top right (2'8" x 13'9").

GIRAFFE 360

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