



15 Abbott Clough Close, Blackburn

£169,950 Leasehold

A THREE BEDROOM SEMI DETACHED HOME ON A POPULAR CUL DE SAC IN KNUZDEN WITH NO CHAIN DELAY. Leading through the front door into the entrance hallway where you will find stairs leading up to the first floor. To the right there are two reception rooms graced with natural light, perfect for both formal entertaining and casual lounging.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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The bright kitchen over looks the rear garden, featuring wall and base units providing ample storage space. Taking you up the stairs off the landing there are two generously sized double bedrooms and one single bedroom, all presented as blank canvases, offering the perfect opportunity for personalisation and design. The property features a three-piece bathroom suite which would benefit from modernisation, offering potential to update to contemporary tastes.

This property caters to your practical needs as well, with driveway parking for two/three vehicles ensuring ease of access in addition to boasting excellent transport links to the M65 and beyond. The rear garden which isn't overlooked offers a private oasis for outdoor enjoyment and relaxation. With no chain delay, this home is ready to welcome its new owners. Opportunities abound within this property for personalisation and enhancement, making it a versatile space to revamp the interiors or extend the living space, the potential for customisation is yours to explore on an attractive Cul-de-sac location where properties rarely come on the market.



Hallway

Carpet flooring, ceiling coving, stairs leading up to the first floor, double glazed uPVC window and door, panel radiator.

Lounge

Laminate flooring, gas fire with Italian marble round fireplace, under stairs storage, ceiling coving, archway leading into the dining room, double glazed uPVC window, panel radiator.

Dining Room

Laminate flooring, ceiling coving, double glazed uPVC sliding doors, panel radiator.

Kitchen

Vinyl flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, gas hob, electric oven, sink and drainer, plumbed for washing machine and dishwasher, space for fridge freezer, cupboard housing boiler, double glazed uPVC window.

Landing

Carpet flooring, loft access, storage cupboard.

Master Bedroom

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

Bedroom Two

Double bedroom with carpet flooring, double glazed uPVC window with views of the rear garden which isn't over looked, panel radiator.

Bedroom Three/Office

Single bedroom/office space with carpet flooring, double glazed uPVC window, panel radiator.

Bathroom

Vinyl flooring, three piece in white comprising of wc, basin and electric shower over bath, tiled splash backs, frosted double glazed uPVC window, panel radiator.





Approximate total area⁽¹⁾
716 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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