



Pilkington Court, Blackburn, BB2

£151,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

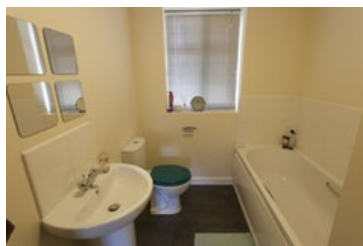
HouseSimple is pleased to present this property in Blackburn.

Key features:

- 3 Floors
- 3 Double Bedrooms
- 1 Family Bathroom and 1 En-Suite
- Greenery to the front
- Conservatory Extension
- Velux Windows
- Fitted Wardrobes

Extra info:

- **Council Tax:** Band B (£1330.70 per-annum)
- **Chain Position:** No chain
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot



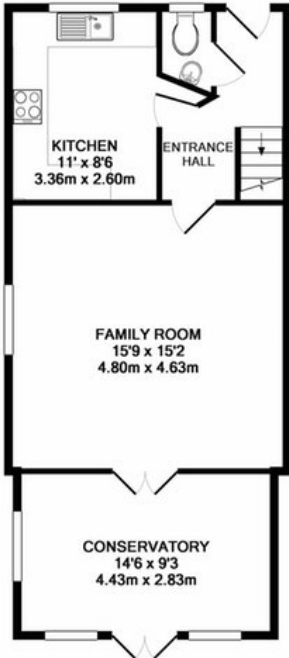
House Simple is pleased to present this superb end of terrace townhouse in Pilkington Court in a lovely position benefitting from trees and greenery to the front.

Upon entrance to the property, you will find the entrance hallway with a WC, the family kitchen to the front of the property with fitted units, integrated hob and cooker. From here is the main family room leading on to the conservatory, a large space which has been carpeted and has useful storage within the alcoves. The owners have made the most of the larger end plot with a simple but effective rear conservatory leading out to the garden.

To the first floor are two double bedrooms with use of fitted wardrobes and a family bathroom fitted with a shower, bath, WC and sink. To the second floor is the master suite which is comprised of a large double bedroom with Velux windows, fitted wardrobes and a separate en-suite available.

Don't miss this opportunity to purchase a lovely family home in a great terrace. Viewings are strictly by appointment only so please contact Housesimple Estate Agents today to arrange yours.

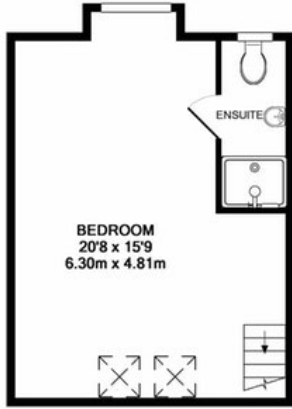
Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)



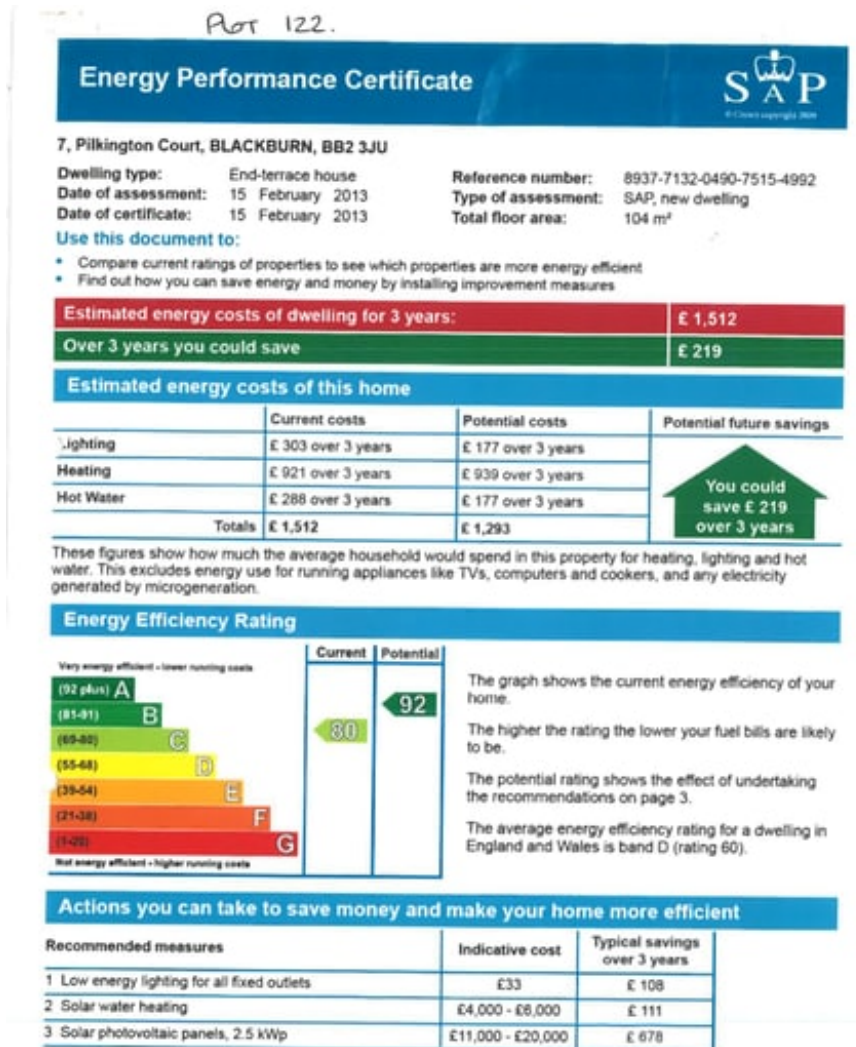
1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1287 SQ.FT. (119.6 SQ.M.)

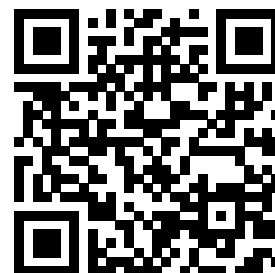
Energy Performance Certificate:



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MISREPRESENTATION ACT, 1967.

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