



Ainslie Close, Blackburn

**** A WONDERFUL FIRST HOME WITH NO CHAIN DELAY! ****

****CONSERVATORY ** **PARKING** **LOVELY PRESENTATION****

We are thrilled to welcome this CHARMING AND SOPHISTICATED property to the market in the ever popular town of Great Harwood! Benefiting from TWO BEDROOMS, a fitted kitchen, CONSERVATORY and driveway this property would be absolutely ideal for a FIRST TIME BUYER or someone looking to downsize. This lovely home has been TASTEFULLY DECORATED and maintained by the current owner and is now available with NO ONWARD CHAIN.

The property is located only a short walk from the centre of Great Harwood where local shops, schools and other amenities can be found with relative ease.

- Lovely Terraced Property
- Conservatory
- Family Bathroom Suite
- Nicely Presented
- Driveway
- Ideal First Home
- Two Bedrooms
- No Onward Chain
- Allocated Parking

Offers over £89,995

Ainslie Close, Blackburn

Hallway

5'6" x 3'11" (1.69 x 1.21)

Laminate flooring. Wall mounted radiator to side aspect. Doors to integrated storage cupboard, kitchen, lounge and exterior.

Kitchen

5'11" x 8'3" (1.81 x 2.54)

UPVC double glazed window to front aspect. Wall mounted radiator to rear aspect. Laminate flooring. Stainless steel single gas oven with grill and four ring burner hob. A combination of base and eye level integrated kitchen units. Marble effect worktops. Half tiled splash backs to side and rear aspect. Wall mounted Baxi combination boiler. Plumbing for water based appliance.

Lounge

11'11" x 13'3" (3.65 x 4.04)

Laminate flooring. Doors to hallway and conservatory. Stairs to first floor.

Conservatory

9'3" x 8'0" (2.82 x 2.44)

Laminate flooring. Wall mounted radiator to side aspect. Fully UPVC double glazed surround with UPVC door leading to exterior.

Landing

3'2" x 2'11" (0.97 x 0.90)

Carpeted flooring. Doors to bedroom one, two and family bathroom. Access to loft space via loft hatch which is fully boarded with strip lights and a loft ladder.

Bedroom One

8'7" x 13'2" (2.62 x 4.03)

UPVC double glazed window to rear aspect. Wall mounted radiator to rear aspect. Laminate flooring. Access to integrated storage cupboard. Doors to landing.

Bedroom Two

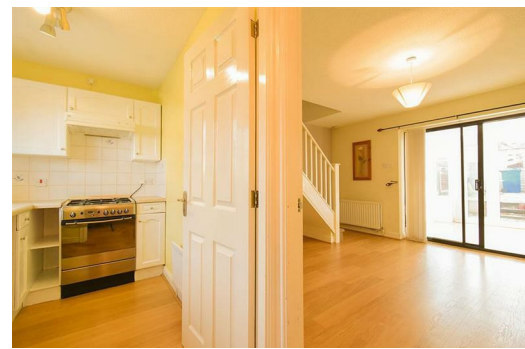
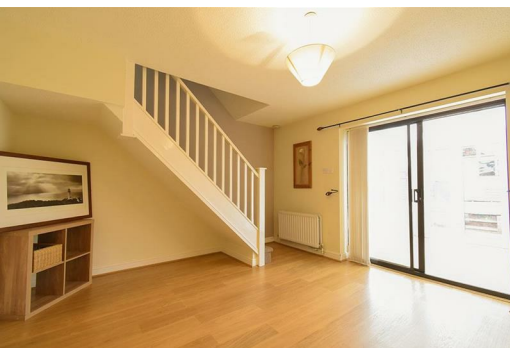
8'7" x 6'6" (2.62 x 1.99)

UPVC double glazed window to rear aspect. Wall mounted radiator to rear aspect. Laminate flooring. Doors to landing.

Bathroom

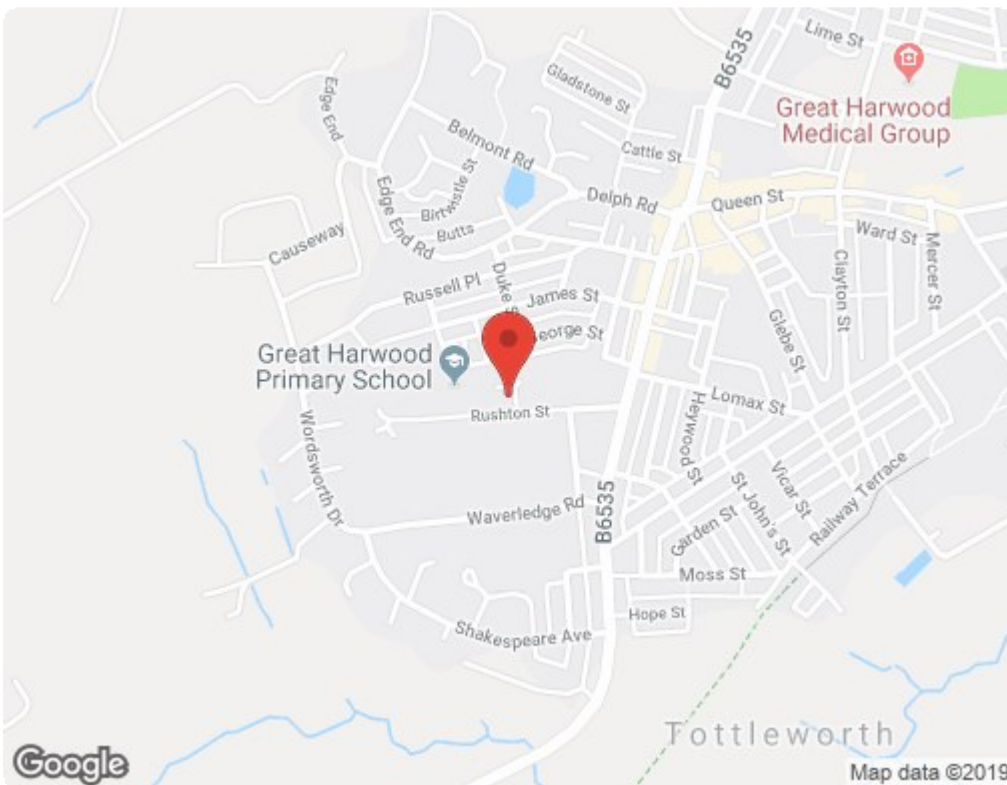
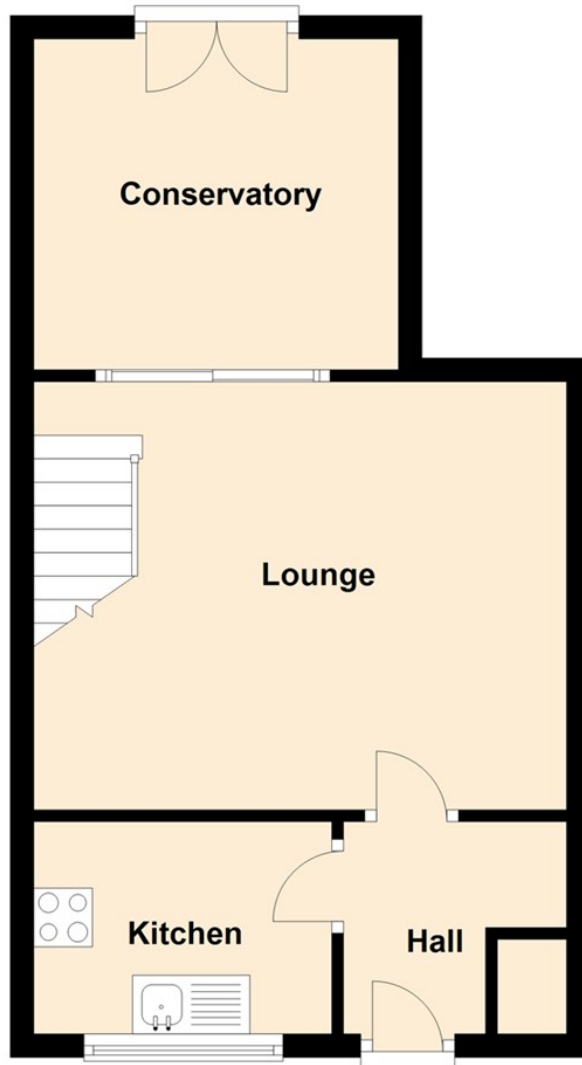
5'11" x 6'3" (1.81 x 1.92)

Three piece bathroom suite comprising of white panelled bath with overhead shower, wash basin and low level WC. UPVC double glazed window to front aspect. Wall mounted radiator to side aspect. Fully tiled elevations to front, side and rear. Lino flooring. Three spotlights in ceiling cavity.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC