55 Park Lee Road, Longshaw, Blackburn, BB2 3NZ

To Let £450.00 P.C.M.



The property briefly comprises of two generous reception rooms and a fully fitted kitchen/diner to the ground floor. To the first floor there are three good sized bedrooms and a family bathroom. The property is warmed through gas central heating and is double glazed throughout.

Externally there is a small, well kept low maintenance garden to the front of the property together with a lovely enclosed flagged yard to the rear. On street parking is also available. Early viewing is an absolute must!!

Sorry no DSS and no pets.

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Ground Floor

Hallway

With carpet flooring, ceiling coving and glass door.

Vestibule

With wooden front door and tiled flooring.

Reception Room 1

15'04' (4.67 M) x12'02' (4.62 M)

With carpet flooring, ceiling coving, gas fire with wood and tiled surround and marble hearth, cupboard housing electric meter, upvc double glazed window, panel radiator, television point and phone point.

Reception Room 2

15'04' (4.67 M) x13'02' (4.62 M)

With carpet flooring, ceiling coving, gas fire with stone surround and hearth, understair storage, panel radiator, television point and phone point.

Kitchen

15'02' (4.62 M) x7'04' (4.67 M)

With laminate flooring, fitted wall and base units, contrasting work surfaces, stainless steel sink and drainer, gas cooker with extractor fan, space for fridge freeze, plumbed for washing machine, space for tumble dryer. Panel radiator, upvc window and a door leading to the rear yard.

First Floor

Landing

With loft access and carpet flooring.

Bedroom 1

13'03' (4.04 M) x12'02' (4.01 M)

With fitted wardrobes, carpet flooring, ceiling rose, upvc double glazed window and panel radiator.

Bedroom 2

10'10' (3.30 M) x7'11' (3.33 M)

With carpet flooring, double glazed window, panel radiator and television point.

Bedroom 3

10'10' (3.30 M) x7'00' (3.05 M)

With carpet flooring, double glazed window and panel radiator.

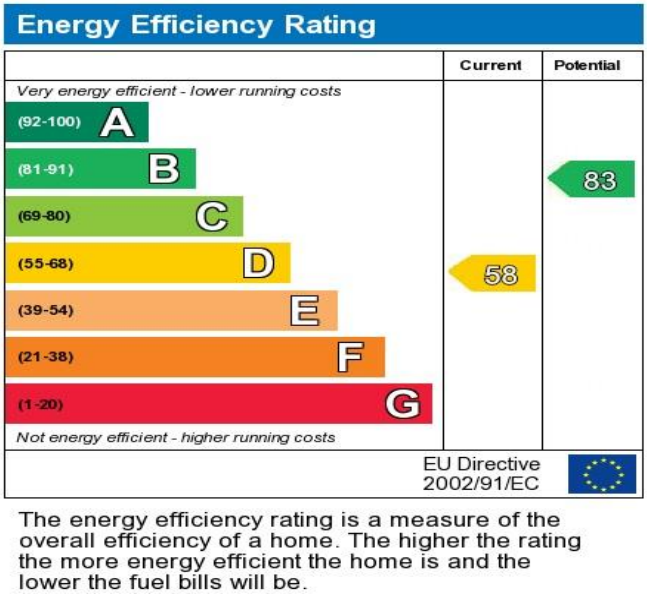
Bathroom

6'09' (2.06 M) x5'05' (1.96 M)

Three piece suite in white together with shower enclosure with electric shower. Fully tiled walls, vinyl flooring and airing cupboard.

Outside

Enclosed rear paved yard and small well kept, low maintenance front garden. On street parking is also available.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to perspective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. Fixtures and fittings are to be agreed with the seller. If you require clarification or further information on any points, please contact us.