



*Blackburn Road*  
Egerton

**Miller Metcalfe**  
*Every step of the way*

# Blackburn Road

Egerton

Terraced



2



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EPC Rating - D

This Beautifully presented bright and very spacious two bedroomed plus attic room mid terraced property previously a well known Hairdressers in Egerton. The property is available to purchase as a Residential Property and boasts lots of character throughout.

The property is set in a lovely location and has lovely countryside walks on its doorstep, it is perfect for a growing family. There are lots of local amenities, popular schools and is close by to motorway links.

In brief accommodation comprises of an entrance porch, spacious bright lounge with doors leading to the dining room. The Dining room is very spacious and gives access to the cellar which is a fully useable space. The Dining Kitchen is extremely modern throughout and comprises of a range and wall and base units and complimentary work surfaces, four ring induction hob, integrated oven and microwave, to the rear there is dining space and access to the rear garden. To the first floor are two good sized bedrooms and bathroom and stairs leading to the attic room.

The property further benefits from gas central heating system, double glazed windows and a good sized garden to the rear which is perfect for entertaining!!!

TENURE  
Freehold

LOCAL AUTHORITY/COUNCIL TAX  
Bolton

SATELLITE/FIBRE TV AVAILABILITY  
BT  
Sky  
Virgin

BROADBAND  
Basic: 4 MBPS  
Superfast: 53 MBPS  
Ultrafast: 1000 MBPS





BASEMENT  
224 sq.ft. (20.9 sq.m.) approx.

GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.

ATTIC  
136 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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