
FOR SALE BY PRIVATE TREATY

**604 BOLTON ROAD
CRAVEN'S BROW, EWOOD
BLACKBURN
BB2 4LA**



- **Spacious, 3 bedroomed Garden Fronted Terraced House**
- **Two Storey Detached Outbuilding – 2,200ft² (205m²) suitable for Garage/Workshop with first floor Games Room or Granny Flat (residential accommodation ancillary to main house)**
- **Large Garden Plot – 0.2 acres (775m²) Certificate of Lawfulness for Proposed Detached Garage/Games Room – Scope for further Outbuildings under Permitted Development Legislation**
 - **Fully Modernised Larger than average End Terraced House with Gas Central Heating and uPVC Double Glazing**
 - **Within One Mile of Junction 4 of M65 Motorway – easy access to Manchester and M6 Corridor Employment Centres**
 - **Part Exchange Considered**

SITUATION AND DESCRIPTION

An ideal house for home based business or family needing extended annex style living accommodation with ample space to develop garden for amenity/open storage.

Located within the popular Ewood area of Blackburn between Blackburn and Darwen convenient for Junction 4 for the M65 for commuting throughout Lancashire, Greater Manchester and Liverpool.

LOCATION

From Junction 4 of the M65 motorway proceed to the A666 Blackburn Road – follow the signs for Blackburn and the property will be found on the left hand side of the main road approximately 400 metres north of the traffic light junction onto the Cravens Farm Estate – Lancashire Ordnance Survey Street Atlas page 80, grid square E7.

ACCOMMODATION DETAILS – House

<u>Ground Floor</u> -	Entrance vestibule, dining room 4.52m x 3.66m, lounge 4.6m x 4.17m, attractive feature fireplace with living flame gas fire, kitchen 3.76m x 2.69m extensive range of kitchen units incorporating built in oven, hob, fridge freezer, planned for integrated washer, utility porch/room to rear 3.05m x 1.45m and 1.45m x 0.8m
<u>First Floor</u>	Master bedroom 4.65m x 3.71m, bedroom 2.4m x 3.23m, 4 piece bathroom/WC 4.72m x 2.26m comprising panelled bath, separate shower cubicle, vanity wash hand basin and WC, heated towel rail
<u>Second Floor</u>	Attic bedroom 5.08m x 3.96m
<u>Outside</u>	Enclosed garden to front, yard area to rear, drive to side leading to extended rear garden plus garage/outbuilding.
<u>Garage/Outbuilding</u>	Comprising ground floor double garage with workshop, first floor open space with staircase leading to additional floor space, attic style accommodation within the roof space – gross internal area 183 square metres (1968 square feet) disregarding attic/roof space. This building has its own forecourt enclosed with secure wall/gate. Additional land extending to just under a quarter of an acre.
<u>General Information</u>	
<u>Tenure</u>	Freehold and free from Chief Rent.
<u>Roads</u>	Bolton Road is made up and adopted by the local authority.
<u>Services</u>	The property is connected to public supplies of gas, electricity and water with drainage to local authority maintained sewer.
<u>Council Tax Band</u>	The property is within Council Tax Band 'B' – rates payable 2011/12 £1,148.61 payable to Blackburn with Darwen Borough Council.
<u>Planning Permission</u>	Planning Permission was granted for the existing garage/games room in January 2010, Application Ref. No. 10/10.0061. Condition 2 of this Approval states "the development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 604 Bolton Road, Blackburn".

<u>Additional Building</u>	<p>A Certificate of Lawfulness (proposed) was granted in January 2009 – Application Ref. No.10/09/0048 for a proposed detached garage/games room on land to the north of the existing garage/games room.</p> <p>Copies of both consents and location plans/detailed plans can be inspected at the agent's offices by arrangement.</p>
<u>Room Dimensions</u>	<p>The room dimensions quoted are taken to the widest part of each room.</p>
<u>Services</u>	<p>The property is connected to the public supplies of gas, electricity and water with drainage to the Local Authority maintained sewer. Gas fired central heating installed.</p>
<u>VIEWING</u>	<p>Solely by appointment with the selling agents.</p>
<u>Price:</u>	<p>£199,950 or near offer.</p>
<u>Vacant Possession on Completion</u>	

RBP/S.340