



1 Turf Place

Blackburn EH47 7JF

Offers Over £242,000

Caesar & Howie
Solicitors & Estate Agents



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A spacious and well presented family home is offered from this sizable detached villa, which forms part of a small development of only six detached dwellings. It is located within a central situation and ideally placed for schools, amenities and public transport. The accommodation has been recently spruced up, with decoration, re-carpeting and is in walk-in condition. Rooms are generous in proportion, with all bedrooms being of a double size and with built-in wardrobes. Lounge and kitchen/diner are extra spacious for everyday family living. Externally, there are gardens to front, side and to the rear, a section for garden adjacent with paved driveway. Immediate/flexible entry available. Chain free.

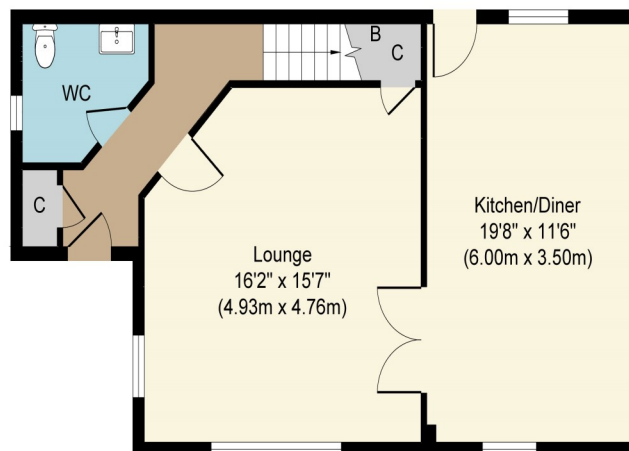
- **Entrance hall**
- **Spacious lounge**
- **Large fitted kitchen/dining room**
- **W.C.**
- **Master bedroom/en-suite**
- **Two further double bedrooms**
- **Bathroom**
- **GCH & DG**
- **Gardens & block paved driveway**
- **Council Tax Band D**
- **Near amenities & schools**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email property@Caesar-Howie.co.uk

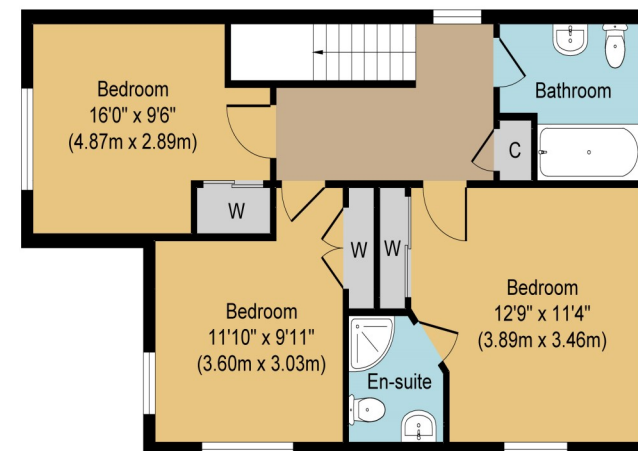


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Ground Floor
Approximate Floor Area
602 sq. ft
(55.91 sq. m)



Upper Floor
Approximate Floor Area
598 sq. ft
(55.53 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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