

KEENANS

Sales & Lettings



Penzance Street, Blackburn, BB2 2RF
Auction Guide £75,000



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Ground Floor

Vestibule

3'10 x 3'3 (1.17m x 0.99m)

UPVC entrance door, coving, tiled floor and door to hall.

Hall

11'8 x 3'11 (3.56m x 1.19m)

Central heating radiator, coving, stairs to first floor and doors to two reception rooms.

Reception Room One

13'6 x 12'2 (4.11m x 3.71m)

UPVC double glazed window, central heating radiator cornice coving and cast iron fireplace.

Reception Room Two

14'9 x 14'4 (4.50m x 4.37m)

UPVC double glazed window, central heating radiator, feature wall light, gas fire and door to kitchen.

Kitchen

11'5 x 9'6 (3.48m x 2.90m)

UPVC double glazed window, central heating radiator, coving, spotlights, wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, five burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, under stairs storage, part tiled elevation, tiled floor and hardwood frosted door to rear.

First Floor

Landing

15'3 x 6'4 (4.65m x 1.93m)

Loft access, coving, spotlights, part wood effect laminate flooring and doors to two bedrooms and bathroom.

Bedroom One

14'10 x 11'5 (4.52m x 3.48m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

12'1 x 7'3 (3.68m x 2.21m)

UPVC double glazed window, central heating radiator, coving and door to study.

Study

12'1 x 10'2 (3.68m x 3.10m)

UPVC double glazed window, central heating radiator, coving and storage.

Bathroom

10'3 x 9'5 (3.12m x 2.87m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, freestanding bath with mixer tap, electric shower in corner enclosure, part PVC clad ceiling, tiled elevation and tiled floor.

External

Front

Courtyard.

Rear

Enclosed yard, paving, decking, brick outbuilding and gated access to rear.

TWO BEDROOM AND STUDY MID TERRACE PROPERTY

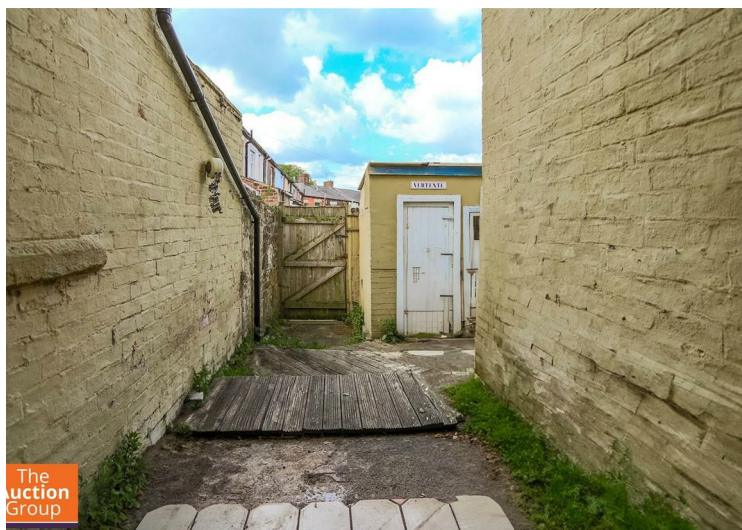
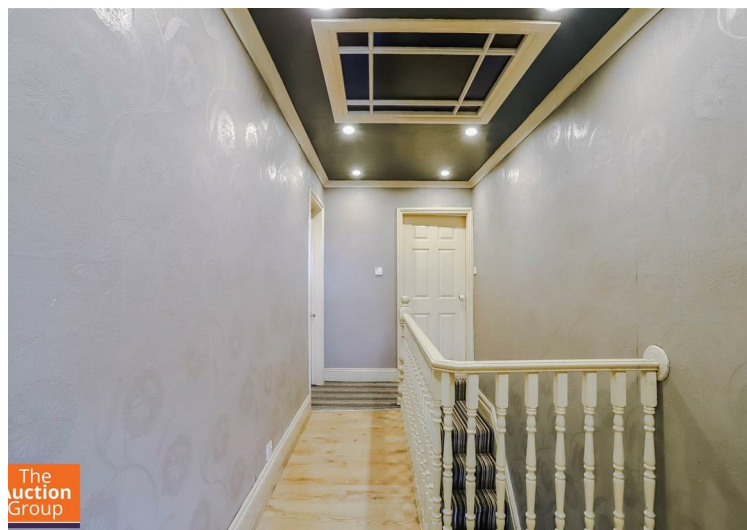
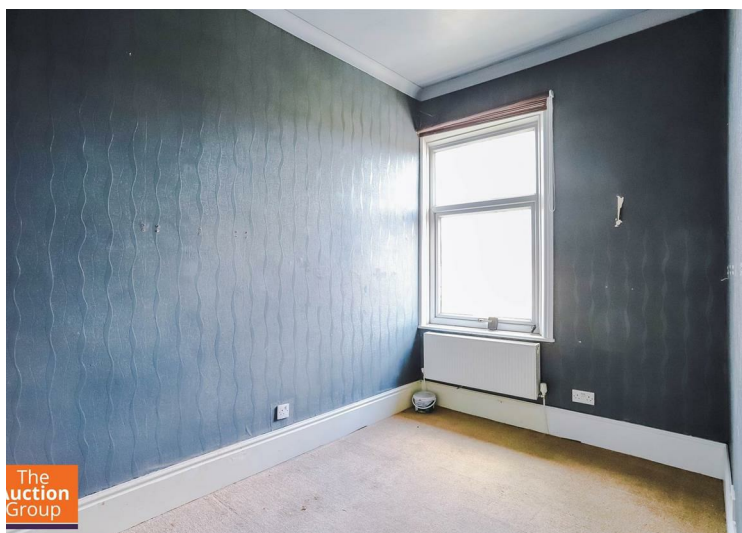
Located in the heart of Blackburn on Penzance Street, this charming terraced house presents an excellent opportunity for both families and investors alike. Boasting two well-proportioned bedrooms and an additional study room. this property is designed to accommodate a variety of living arrangements.

The family bathroom is generously sized, ensuring comfort and convenience for all residents. The heart of the home is undoubtedly the spacious kitchen, which offers ample room for culinary creativity and family gatherings. Adjacent to the kitchen, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

Outside, the property features a rear yard complete with an

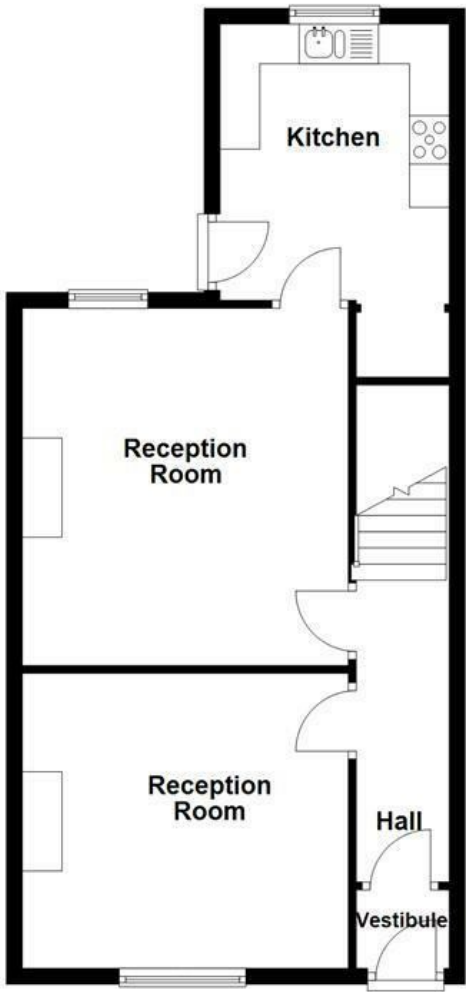
outbuilding, providing additional storage or potential for a workshop. This outdoor space is ideal for those who appreciate a bit of fresh air or wish to create a small garden retreat.

With its prime location and versatile layout, this terraced house on Penzance Street is not only a delightful home but also a great investment opportunity. Whether you are looking to settle down or expand your property portfolio, this residence is sure to meet your needs. Do not miss the chance to explore all that this property has to offer.

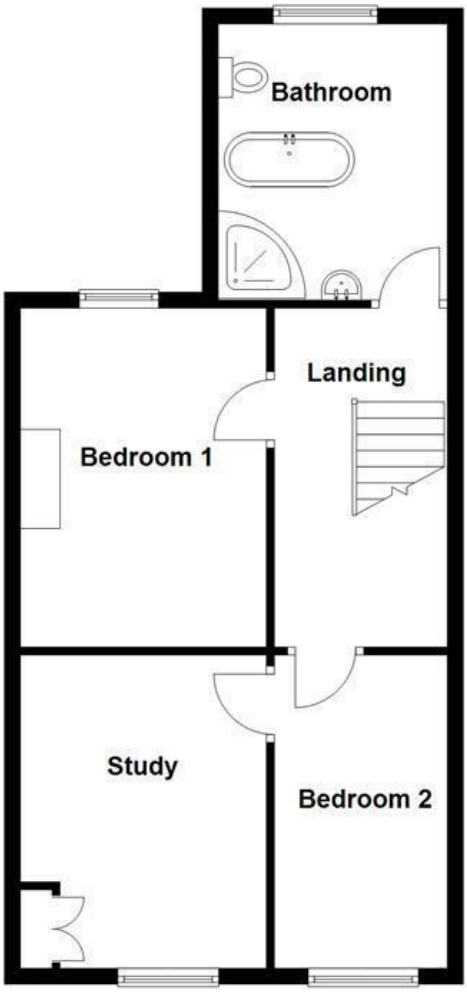




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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