



The Greenwood, Blackburn, BB2 4UR

£1,395 PCM

A FANTASTIC DETACHED HOME ON A HIGHLY SOUGHT-AFTER ESTATE!

Situated in a popular area of Blackburn, within easy reach of schools, amenities and network links to Blackburn Town Centre, Darwen and Preston, stands this superb, four bedroomed family home! With impressive, low maintenance gardens, a modern interior finish and beautiful dining kitchen, the property would ideally suit a family or professional, commuting couple.

Viewings can be arranged by calling our Lettings team today.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Detached Property
- Kitchen / Diner
- Sought After Location
- Four Bedrooms
- Three Piece Family Bathroom Suite
- Double Driveway and Garage
- Generous Living Room
- En Suite To Master
- No Pets, No Smokers

INTRODUCTION

Keenans Lettings are delighted to offer this four bedroom, detached house to the rental market located in Blackburn, within close proximity to motorways for commuting and the town centre of Blackburn with its historic Cathedral, shopping and restaurant facilities and leisure facilities.

The property briefly comprises to the ground floor: entrance hall, reception room, dining kitchen and a utility and downstairs WC. To the first floor there is a master bedroom with en suite and three further bedrooms and the family bathroom.

Externally there is a driveway offering access to the garage to the front of the property and an enclosed rear garden.

This property must be viewed to be fully appreciated.

GROUND FLOOR

ENTRANCE HALL

6'0" x 4'0" (1.83 x 1.22)

A black composite front entrance door with feature double glazed windows opens into the entrance hall with a double glazed frosted window to the side, coving to the ceiling, alarm system, ceiling spot lights, central heating radiator, wood effect flooring, stairs leading to the first floor and a door to the reception room.

RECEPTION ROOM

16'0" x 13'0" (4.88 x 3.96)

UPVC double glazed bay window to the front elevation, central heating radiator, wood effect flooring, coving to the ceiling, ceiling light point, feature fireplace with electric fire and double doors to the kitchen diner.

KITCHEN DINER

19'0" x 10'0" (5.79 x 3.05)

UPVC double glazed patio doors in the dining area open to the rear garden via a raised patio area, ceiling spot lights, central heating radiator and continuation of wood effect flooring. The kitchen area is fitted with a range of cream gloss wall, base and drawer units with complementary wood effect work surfaces incorporating breakfast bar area with tiled splash backs, inset stainless steel one and a half bowl sink, drainer and spring neck mixer tap, electric Indesit oven with gas hob and extractor canopy over with stainless steel splash back and a door to the under stairs storage and utility room.

UTILITY ROOM

7'0" x 5'0" (2.13 x 1.52)

Double glazed wood door to the rear of the property, central heating radiator, wood effect flooring, fitted with a range of cream panelled wall and base units with granite effect work surfaces and tiled splash backs, inset stainless steel sink, drainer and mixer tap, central heating radiator, space and plumbing for washing machine, ceiling spot lights and a door to the WC.

WC

5'0" x 3'0" (1.52 x 0.91)

UPVC double glazed frosted window and fitted with a white two piece suite comprising close couple WC, pedestal wash basin with tiled splash back, central heating radiator, ceiling spot lights and wood effect flooring.

FIRST FLOOR

LANDING

12'0" x 12'0" (3.66 x 3.66)

Ceiling spot lights, loft access, linen cupboard, smoke alarm and doors to four bedrooms and the family bathroom.

MASTER BEDROOM

13'0" x 10'0" (3.96 x 3.05)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and a door to the en suite.

EN SUITE

8'0" x 6'0" (2.44 x 1.83)

UPVC double glazed frosted window and fitted with a white three piece suite comprising double shower cubicle with direct feed shower over, close couple WC, contrasting vanity cupboard with sink over, part tiled elevations, wood effect flooring, chrome heated towel radiator, ceiling spot lights and extractor fan.

BEDROOM TWO

10'0" x 8'0" (3.05 x 2.44)

UPVC double glazed window and a central heating radiator.

BEDROOM THREE

12'0" x 8'0" (3.66 x 2.44)

UPVC double glazed window, central heating radiator, television point and fitted wardrobes.

BEDROOM FOUR

8'0" x 8'0" (2.44 x 2.44)

UPVC double glazed window and a central heating radiator.

FAMILY BATHROOM

6'0" x 5'0" (1.83 x 1.52)

UPVC double glazed frosted window and fitted with a white three piece suite comprising bath with side panel and direct feed shower over and shower screen, close couple WC and a contrasting vanity cupboard with sink, part tiled elevations, chrome towel radiator and ceiling spot lights.

EXTERNAL

FRONT

Tarmac driveway leading to the integral garage, outside lighting, access to the side of the property with low brick wall and fencing and a planted area to the front of the property.

INTEGRAL GARAGE

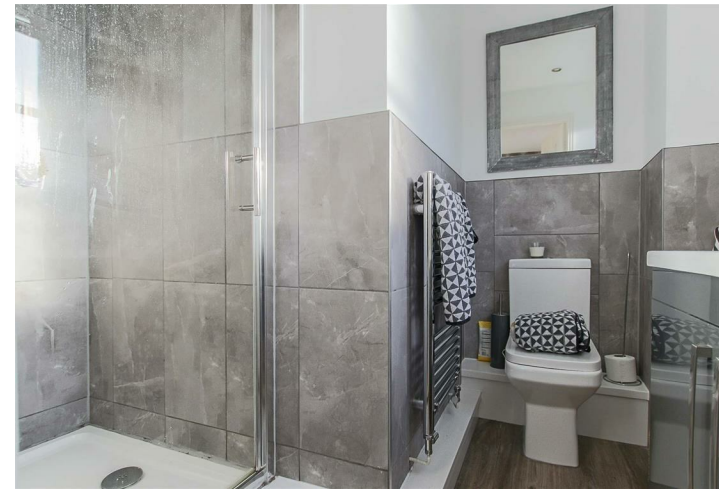
REAR

Split level garden with steps leading from the double patio doors to the lower paved area with decked area, feature stoned areas with some planting, and a garden shed.

AGENTS NOTES

Council Tax Band D.

The property has a water meter.



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