



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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Redlam, Blackburn, BB2 1UW

£850

AN ENVIABLE FAMILY HOME

Offering spacious rooms, neutral decoration and modern fixtures and fittings, this outstanding three bedroom mid terraced property is being proudly welcomed to the rental market in the sought after location of Blackburn. With two living areas, fantastic kitchen extension and loft conversion this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Chorley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads through to a kitchen. The first floor comprises of doors on to two double bedrooms, bathroom and staircase to the third bedroom. Externally there is an enclosed decked yard to the rear with double gates for off road parking and courtyard.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

Redlam, Blackburn, BB2 1UW

£850



- Immaculate Mid Terrace Property
- Set Over Three Floors
- Enclosed Yard to Rear and Gated Off Road Parking
- EPC Rating D
- Three Bedrooms
- Fitted Kitchen
- Tenure Freehold
- Three Piece Bathroom Suite
- Spacious Interiors
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'4 x 3'2 (1.02m x 0.97m)

Hardwood front door, coving, wood panel elevations and single glazed frosted door to hall.

Hall

14'5 x 4'6 (4.39m x 1.37m)

Central heating radiator, coving, spotlights, picture rail, dado rail, wood panel elevations, storage cupboard, doors to two reception rooms and stairs to first floor.

Reception Room One

14'1 x 12'8 (4.29m x 3.86m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, tiled fireplace with electric fire, integrated alcove storage and television point.

Reception Room Two

16'5 x 14'8 (5.00m x 4.47m)

Two hardwood single glazed windows, central heating radiator, coving, spotlights, two feature wall lights, tiled fireplace, integrated alcove, integrated shelving and single glazed frosted door to kitchen.

Kitchen

16'5 x 7'4 (5.00m x 2.24m)

UPVC double glazed window, three skylights, central heating radiator, range of wall and base units with granite effect worktops, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, space for fridge and freezer, plumbing for washing machine, breakfast bar, wood effect laminate flooring and hardwood single glazed frosted door to rear.

First Floor

Landing

10'11 x 9'3 (3.33m x 2.82m)

Central heating radiator, smoke detector, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

16'6 x 14'2 (5.03m x 4.32m)

UPVC double glazed window, central heating radiator, spotlights, original cast iron fireplace, dado rail, fitted wardrobe and over stairs storage.

Bedroom Two

11'7 x 8'5 (3.53m x 2.57m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

11'4 x 6'9 (3.45m x 2.06m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap, direct feed rainfall shower and rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, integrated linen cupboard, inset shelving, spotlights, sound system, extractor fan and wood effect laminate flooring.

Second Floor

Landing

7'11 x 2'1 (2.41m x 0.64m)

Door to bedroom three.

Bedroom Three

21'0 x 15'1 (6.40m x 4.60m)

Two Velux windows, central heating radiator, smoke detector, spotlights and eave storage.

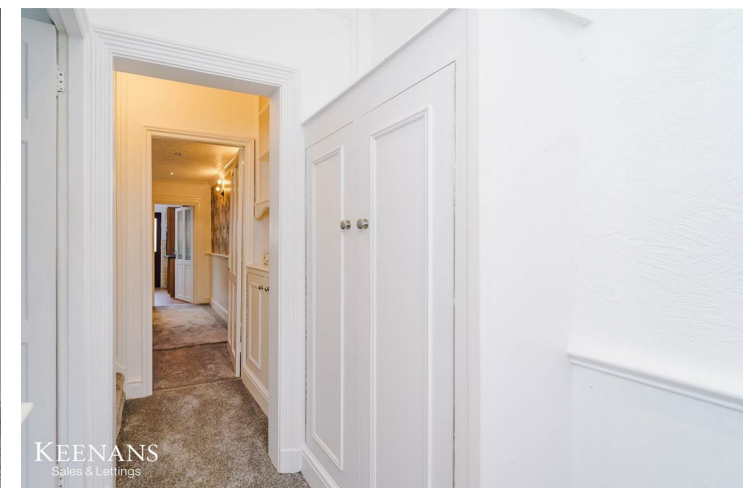
External

Rear

Enclosed decked yard with double gated doors for gated off road parking.

Front

Paved garden with bedding.



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