



Approximate Floor Area  
468 sq. ft.  
(43.5 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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Openshaw Drive, Blackburn, BB1 8RH

### £700 PCM

Keenans Lettings are delighted to offer this two bedroom, semi-detached bungalow to the rental market. The property is located within close proximity to commuter links, the town centre, schools and colleges.



# Openshaw Drive, Blackburn, BB1 8RH

## £700 PCM



- Semi-Detached Bungalow
  - Modern Fitted Kitchen
  - Front and Rear Gardens
  - Deposit £519.23
- Two Bedrooms
  - Modern Shower Room
  - Close Proximity to Commuter Links
- One Reception Room
  - Multi Vehicle Drive
  - Well Presented

### INTRODUCTION

Keenans Lettings are delighted to offer this two bedroom, semi-detached bungalow to the rental market. The property is located within close proximity to commuter links, the town centre, schools and colleges. The property briefly comprises entrance hall, lounge, modern fitted kitchen and two bedrooms and the family shower room. Externally, there are front and rear gardens, a paved patio and an extensive driveway offering off road parking.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

6'4" x 3'6" (1.93 x 1.07)

UPVC door with double glazed frosted windows opens into the entrance vestibule with further UPVC double glazed panel to side, ceiling covings, ceiling spot lights, central heating radiator, meter cupboard and a tiled floor and door to the reception room.

#### RECEPTION ROOM

At widest (At widest)

UPVC double glazed window, central heating radiator, ceiling covings, ceiling spot lights, three feature wall lights, television point, inset feature Bio-Ethanol flame display fire and a door to the kitchen and inner hall.

#### KITCHEN

10'4" x 6'2" (3.15 x 1.88)

Fitted with a range of cream gloss and wood effect wall, base and drawer units with complementary Corian work surfaces and upstands, inset sink and mixer tap, integrated gas hob with extractor over and feature splash back, integrated electric oven and microwave, integrated washing machine, boiler, wood effect flooring, ceiling spot lights, a UPVC double glazed window and a UPVC double glazed door to the drive at the side of the property.

#### INNER HALL

5'5" x 3'4" (1.65 x 1.02)

Ceiling covings, ceiling spot lights, loft hatch and doors to the bedrooms and shower room.

#### BEDROOM ONE

At widest (At widest)

UPVC double glazed window, central heating radiator, ceiling light point and lazy switch.

#### BEDROOM TWO

8'6" x 8'3" (2.59 x 2.51)

UPVC double glazed window and a central heating radiator.

#### SHOWER ROOM

5'4" x 5'3" (1.63 x 1.6)

Fitted with a white three piece suite comprising close couple WC, walk in shower cubicle with direct feed shower, pedestal wash basin, tiled elevations with feature wall, wood effect tiled flooring, towel radiator, ceiling spot lights and a UPVC double glazed frosted window.

#### EXTERNAL

### REAR

Enclosed rear garden, laid to lawn garden, paved patio area and gated access to the drive at the side of the property.

### FRONT

Lawn area, paved pathway leading to the front door and a paved and stone chipped driveway leading down the side of the property.

### AGENTS NOTES

Council Tax band B.

