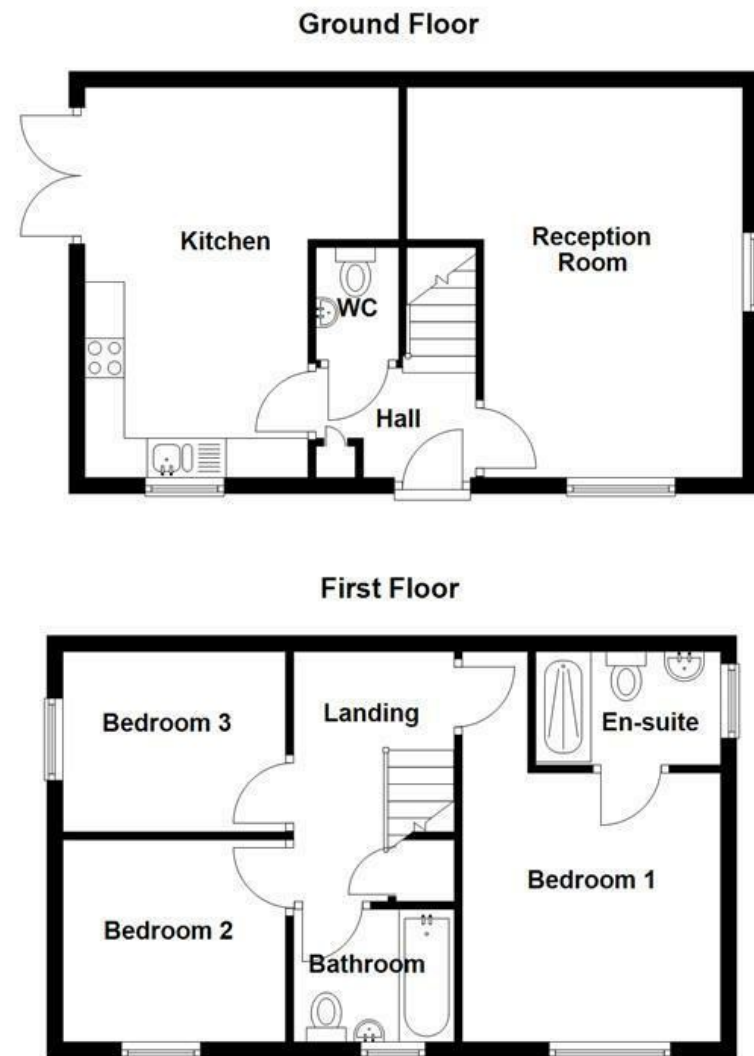




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 | 90      | 90        |
| (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                     |         |           |

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.

## Astor Crescent, Blackburn, BB2 7FU

### £1,295

#### EXCEPTIONAL SEMI DETACHED HOME

Nestled in the desirable Astor Crescent in Blackburn, this exceptional semi-detached rental house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property offers ample space for relaxation and personalisation, making it a perfect blank canvas.

The property features a welcoming reception room that serves as a central hub for family gatherings and entertaining guests. With one bathroom and an additional en-suite, convenience is at the forefront, ensuring that morning routines run smoothly for everyone in the household.

Outside, the enclosed rear garden provides a safe and private space for children to play or for hosting summer barbecues with friends and family. The driveway and garage offer practical solutions for parking and storage, adding to the overall appeal of this lovely home.

This semi-detached house is not just a property; it is a perfect family home waiting to be filled with cherished memories. With its excellent location and thoughtful layout, it is sure to attract those looking for a blend of comfort and functionality. Do not miss the chance to make this delightful residence your own.



# Astor Crescent, Blackburn, BB2 7FU

## £1,295

 **3**  **2**  **1**  **B**

- Semi Detached Property
  - New Development
  - Enclosed Rear Garden
  - EPC Rating: B
- Three Bedrooms
  - Contemporary Fitted Kitchen
  - Off Road Parking and Detached Garage
- En-Suite to Main Bedroom
  - Modern Family Bathroom
  - Council Tax Band: TBC

### SUMMARY

A BRAND NEW THREE BEDROOM HOME ON THE HEDGEROWS DEVELOPMENT

Keenans proudly welcome to the rental market this brand new 3 bedroom semi detached property in a very sought after location. The Brunswick is an attractive double-fronted 3 bedroom home. Featuring the highest specifications, the property is built with practicality in mind. The layout of the open plan kitchen/dining room allows you to keep a close eye on homework duties, while catching up over a cuppa with friends and family. French doors lead to the garden, creating a light, bright and airy home. Open plan living makes family time easy, while the separate dual-aspect lounge is a great space for when you need some relaxing quiet time too.

The first floor comprises of a main bedroom with an en suite shower room and two further bedrooms along with a spacious family bathroom. Externally there is a rear enclosed garden and to the front gardens and driveway for off road parking. This property is certain to attract a lot of interest so contact our Lettings team at your earliest convenience to book your viewing and don't miss out on the chance to make this brand new property your next rental home.

### Ground Floor

#### Hall

6'10 x 5'11 (2.08m x 1.80m)

Composite double glazed frosted entrance door, central heating radiator, smoke alarm, storage cupboard, stairs to first floor and doors to reception room, kitchen and WC.

#### Reception Room

16'2 x 10'9 (4.93m x 3.28m)

Two UPVC double glazed windows, central heating radiator and smoke alarm.

#### Kitchen

16'1 x 9'3 (4.90m x 2.82m)

UPVC double glazed window, central heating radiator, gloss wall and base units, marble effect worktops, integrated oven, four burner gas hob extractor hood, glass splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated fridge freezer and UPVC double glazed French doors to rear.

#### WC

4'8 x 3'5 (1.42m x 1.04m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap and extractor fan.

### First Floor

#### Landing

10'11 x 6'5 (3.33m x 1.96m)

Central heating radiator, loft access, smoke alarm, over stairs storage and doors to three bedrooms and bathroom.

#### Bedroom One

16'2 x 10'9 (4.93m x 3.28m)

UPVC double glazed window, central heating radiator and door to en suite.

### En-Suite

7'8 x 4'8 (2.34m x 1.42m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in double enclosure, extractor fan and part tile elevation.

### Bedroom Two

9'5 x 8'5 (2.87m x 2.57m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

9'8 x 7'4 (2.95m x 2.24m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'8 x 5'6 (2.03m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, extractor fan and part tiled elevation.

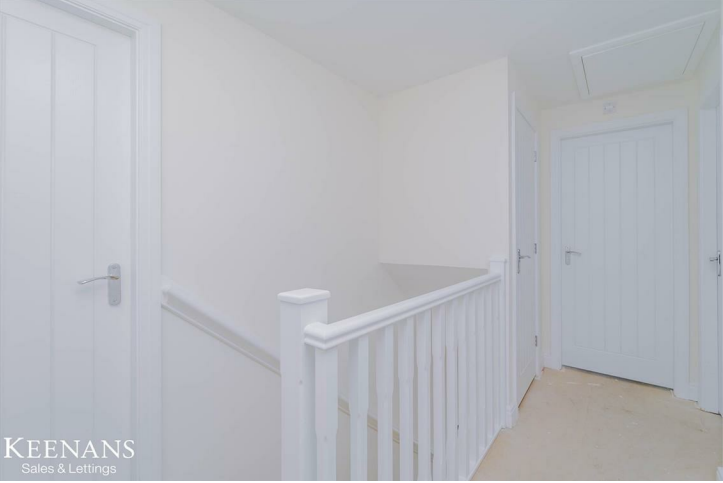
### External

#### Front

Detached Garage and driveway for off road parking.

#### Rear

Enclosed garden area and paving.



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