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Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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.

Douglas Close, Blackburn, BB2 4FF

£375,000

AN IMMACULATE 1,710 SQUARE FOOT FAMILY HOME WITH A SOUTH FACING GARDEN

Keenans are proud to bring to the market this immaculate four bedroom property in a popular area of Blackburn. The property is filled with modern interiors and has been fully renovated boasting open plan living, a superb newly landscaped garden with off road parking to the front. Situated close to local amenities and accessing major commuter routes and near well regarded schools. This property is not one to be missed!

The property comprises briefly, to the ground floor; entrance to the hallway which has stairs leading to the first floor and doors leading to the open plan living kitchen, reception room and the WC. The kitchen is recently fitted with integrated appliances, is open plan to the dining and living area with doors providing access to the utility room, to the garage and rear garden. To the first floor there is a landing with access to four good sized bedrooms and a modern three piece bathroom suite. The main bedroom has a door leading to a three piece en suite. Externally, to the rear of the property there is a newly landscaped enclosed garden with an artificial lawn, paved patio, raised bedding areas and summer house. To the front of the property there is a new tarmac driveway for off road parking.

View early to avoid disappointment! Contact our Blackburn team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Douglas Close, Blackburn, BB2 4FF

£375,000



- Impressive Detached Property
- Neutral Finish Throughout
- Off Road Parking & Garage
- EPC Rating: C
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Contemporary Open Plan Living Kitchen
- Tiered Rear Garden With Summer House
- Council Tax Band E

Ground Floor

Entrance Hallway

10'8 x 9'4 (3.25m x 2.84m)

Composite front entrance door, central heating radiator, coving, smoke alarm, wood effect flooring, stairs to the first floor, understairs storage and doors to reception room, open plan living kitchen and WC.

Reception Room

15'10 x 12'6 (4.83m x 3.81m)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, media wall, electric fire, television point and coving.

WC

4'11 x 3'4 (1.50m x 1.02m)

Central heating towel rail, dual flush WC, vanity top wash basin, extractor fan and wood effect flooring.

Open Plan Living Kitchen

28'4 x 24'8 (8.64m x 7.52m)

Two UPVC double glazed windows, two central heating radiators, three Velux windows, range of wall and base units with laminate surfaces, island and breakfast bar, composite one and a half bowl sink with drainer and mixer tap, oven and microwave in high rise units, Lamona four ring electric hob, extractor hood, space for fridge freezer, television point, spotlights, wood effect flooring, doors to garage and utility and two sets of French doors to the rear.

Utility Room

5'11 x 5'3 (1.80m x 1.60m)

Central heating radiator, range of wall and base units with laminate surfaces, plumbing for washing machine, space for dryer, extractor fan, wood effect flooring and UPVC double glazed door to the side elevation.

Garage

18' x 9' (5.49m x 2.74m)

Vaillant boiler, fuse box and up and over garage door.

First Floor

Landing

10'4 x 10'2 (3.15m x 3.10m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm and doors to four bedrooms and bathroom.

Bedroom One

16'9 x 12'7 (5.11m x 3.84m)

Two UPVC double glazed windows, central heating radiator, television point, spotlights and door to the en suite.

En Suite

6'6 x 5'3 (1.98m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, extractor fan and wood effect flooring.

Bedroom Two

16'7 x 11'8 (5.05m x 3.56m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

9'4 x 8'11 (2.84m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'4 x 6'1 (3.15m x 1.85m)

UPVC double glazed window and central heating radiator.

Bathroom

8'9 x 6'10 (2.67m x 2.08m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, part PVC panelled elevations, extractor fan and wood effect flooring.

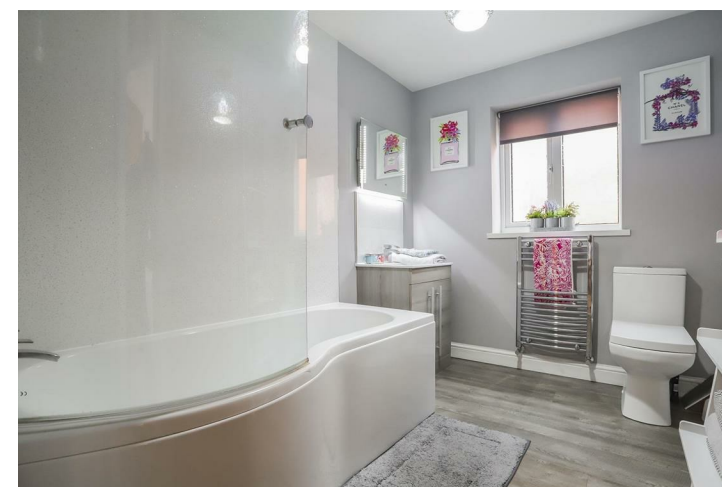
External

Front

Driveway providing off road parking leading to the garage.

Rear

Enclosed tiered landscaped garden with artificial lawn, paved patio, outdoor lighting and water tap, BBQ area and summer house (107 x 78).



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