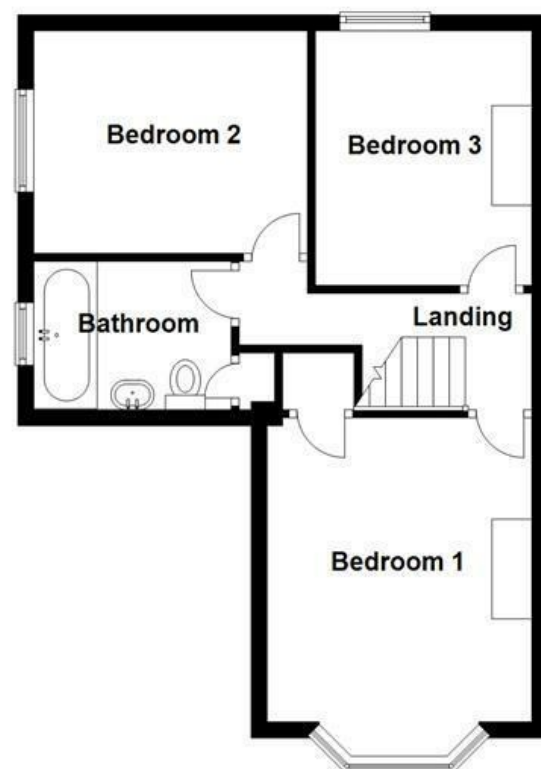


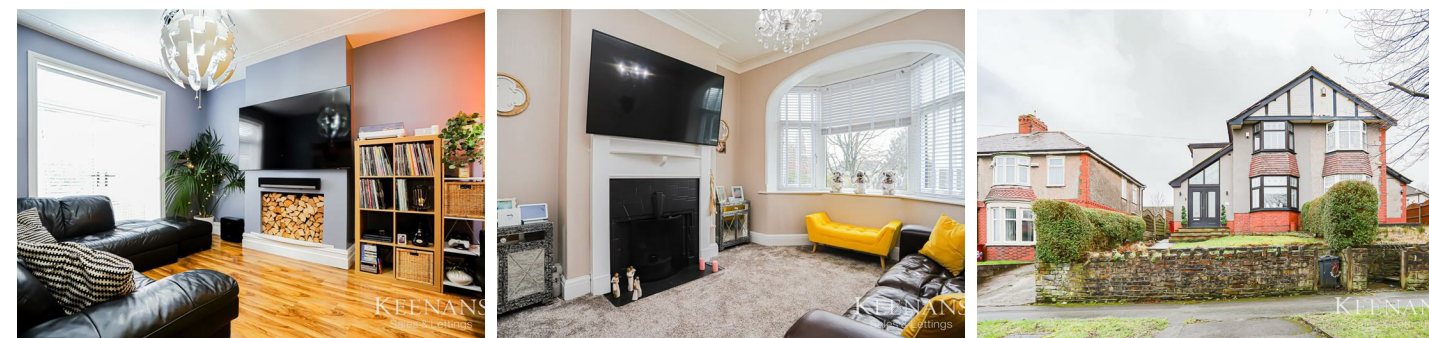
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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.

Burnley Road, Blackburn, BB1 3HW

£240,000

AN IMMACULATE FAMILY HOME

Having been updated and presented to the highest standard throughout with immaculate presentation, an abundance of indoor space and having undergone a full transformation, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Blackburn. With modern fixtures and fittings, stunning landscaped gardens and three sizeable bedrooms, this idyllic property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Preston, Darwen and major motorway links. The property has been a credit to the current owners who have created a luxurious and contemporary family home, truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, modern kitchen/dining area, WC and staircase to the first floor. The kitchen boasts contemporary wall and base units, integrated appliances and leads out, through bi-folding doors, on to the rear. The first floor comprises of doors on to three generously sized bedrooms and a three piece modern family bathroom. Externally, there is an enclosed landscaped garden with imprinted cemented paving, artificial lawn, bedding and pond to the rear. To the front, there is a tiered garden with paving, bedding areas and off road parking.

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

Burnley Road, Blackburn, BB1 3HW

£240,000



- Well Presented Semi Detached Property
- Contemporary Fitted Kitchen
- Perfect Family Home
- EPC Rating TBC
- Three Bedrooms
- Stylish Decoration
- Tenure Freehold
- Three Piece Bathroom
- Gardens to Front and Rear
- Council Tax Band B

Ground Floor

Entrance Hall

18'8 x 9'3 (5.69m x 2.82m)

Composite double glazed frosted double doors, UPVC double glazed window, two velux windows, overhead electric heater, coving, spotlights, integrated storage, smoke detector, wood effect flooring, oak doors to two reception rooms, WC, stairs to first floor and open to kitchen/dining area.

Reception Room One

12'10 x 10'11 (3.91m x 3.33m)

UPVC double glazed bay window, central heating radiator, open coal fire, television point and coving.

Reception Room Two

16'11 x 11'10 (5.16m x 3.61m)

Central heating radiator, television point, wood effect laminate flooring and UPVC double glazed patio doors to rear.

WC

7'2 x 5'4 (2.18m x 1.63m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with waterfall mixer tap, tiled elevations, integrated storage cupboard with Alpha boiler, extractor fan, PVC to ceiling and tiled flooring.

Kitchen/Dining Area

19'4 x 11'8 (5.89m x 3.56m)

UPVC double glazed window, overhead electric heater, range of gloss wall and base units, wood effect worktops and splashbacks, composite sink and drainer with high spout spring mixer tap, integrated electric Bosch oven with four ring gas hob and extractor hood, integrated Bosch microwave, integrated fridge and freezer, television point, smoke detector, wood effect tiled flooring and two UPVC double glazed bi-folding doors to rear.

First Floor

Landing

11'9 x 6 (3.58m x 1.83m)

Smoke detector, spotlights, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

13 x 10'11 (3.96m x 3.33m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes, ceiling rose, original tiled fireplace, television point and over stairs storage.

Bedroom Two

11'3 x 9'2 (3.43m x 2.79m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

10'6 x 8'11 (3.20m x 2.72m)

UPVC double glazed window, central heating radiator and original tiled fireplace.

Bathroom

8'5 x 6'1 (2.57m x 1.85m)

UPVC double glazed frosted window, chrome upright central heating radiator, double tiled panel bath with mixer tap, jets and direct feed rainfall shower, vanity top glass wash basin with mixer tap, dual flush WC, tiled elevations, integrated shelving, spotlights, extractor fan and tiled flooring.

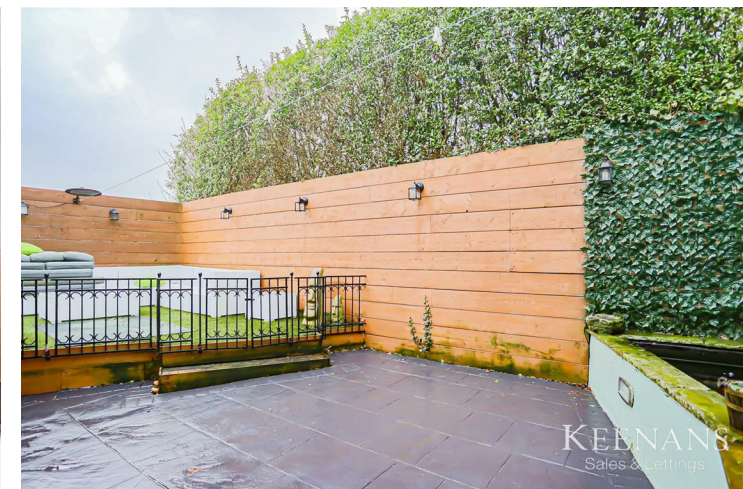
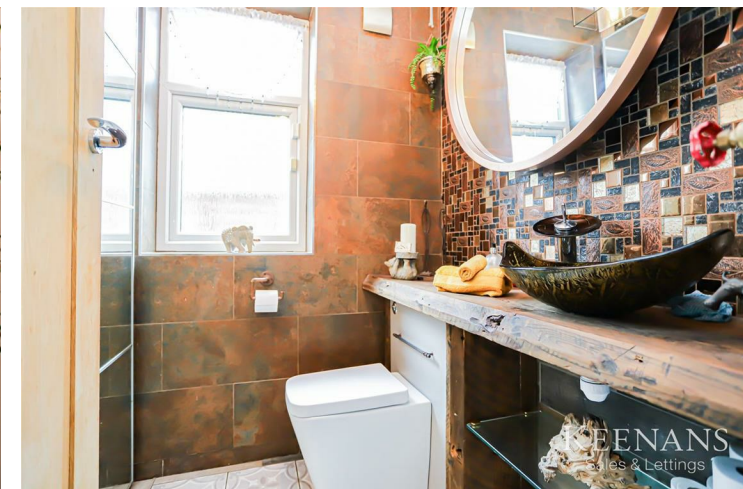
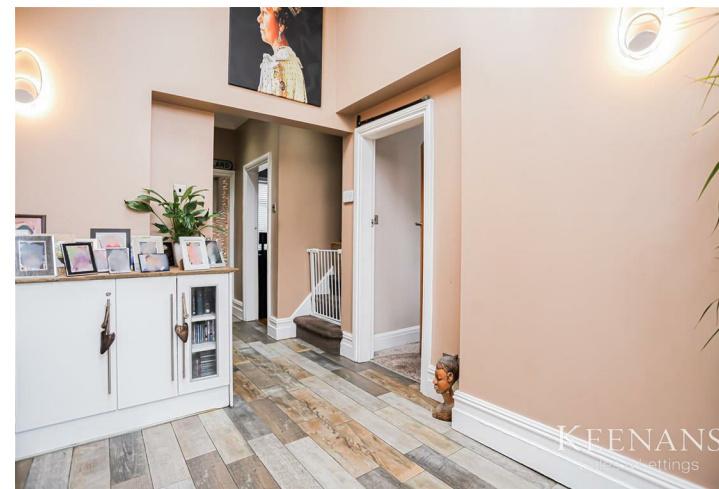
Exterior

Rear

Enclosed garden with imprinted concrete, pond, bedding areas, artificial lawn and lighting.

Front

Tiered garden and off road parking.



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