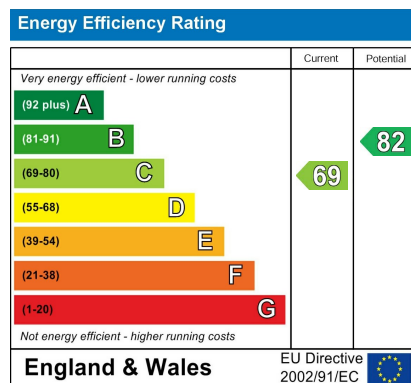


Total area: approx. 894.0 sq. feet

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.



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.



## Rothesay Road, Blackburn, BB1 2JA

### £120,000

A FANTASTIC FAMILY HOME

Bursting with potential and offering an abundance of indoor and outdoor space, this enviable three bedroom, double fronted mid terraced property is being proudly welcomed to the market in the sought after location of Blackburn. With gardens to both the front and the rear, three generously sized bedrooms and no chain delay, this property is a complete blank canvas for any growing family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Darwen, Preston and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen and staircase to the first floor. The reception room houses a door on to the kitchen whilst the kitchen guides you through to a utility space and out to the rear. The first floor comprises of doors on to three generously sized bedrooms, shower room and WC. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding areas. To the front there is a laid to lawn garden with paving and bedding areas.

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



# Rothesay Road, Blackburn, BB1 2JA

## £120,000



- A Fantastic Mid Terraced Property
- Gardens To The Front And Rear
- EPC Rating C
- Freehold
- Three Bedrooms
- No Chain Delay
- On Street Parking
- Bursting With Potential
- Perfect Family Home
- Council Tax Band A

### Ground Floor

#### Entrance

UPVC double glazed frosted door to the hallway.

#### Hallway

10'10 x 5'10 (3.30m x 1.78m)

UPVC double glazed frosted window, central heating radiator, gas heater, coving, doors to reception room, kitchen and staircase to the first floor.

#### Reception Room

17'10 x 13'7 (5.44m x 4.14m)

Three UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, gas fire, television point, door to the kitchen.

#### Kitchen

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

Two UPVC double glazed windows, a range of mixed base units, wood effect surface, stainless steel sink and drainer with traditional taps, space for an oven fridge, freezer and plumbing for a washing machine, coving, wood effect tiled flooring, open to the utility room, UPVC double glazed frosted door to the rear.

#### Utility Room

7'1 x 7'1 (2.16m x 2.16m)

UPVC double glazed frosted window, central heating radiator, a range of wood effect wall and base units, marble effect surface, integrated storage.

#### Landing

9'4 x 5'10 (2.84m x 1.78m)

UPVC double glazed window, smoke alarm, storage cupboard with integrated boiler, doors to three bedrooms, shower room and WC.

#### Bedroom One

12'6 x 12 (3.81m x 3.66m)

UPVC double glazed window, gas heater, over stairs storage cupboard.

#### Bedroom Two

12 x 10'7 (3.66m x 3.23m)

UPVC double glazed window, over stairs storage cupboard.

#### Bedroom Three

9'4 x 8'4 (2.84m x 2.54m)

UPVC double glazed window.

#### Shower Room

7'4 x 5'4 (2.24m x 1.63m)

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of a pedestal wash basin with traditional taps, electric feed shower enclosure, tiled elevations, lino flooring.

#### WC

5'1 x 2'7 (1.55m x 0.79m)

UPVC double glazed frosted window, dual flushed WC, lino flooring.

#### External

#### Front

Laid to lawn garden with paving and bedding areas.

#### Rear

Enclosed garden with laid to lawn, paving and bedding areas.



Tel: 01254916276

www.keenans-estateagents.co.uk