



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	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	

England & Wales EU Directive 2002/91/EC

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Preston Old Road, Fenisccliffe, BB2 5LL

Offers Over £150,000

A SPACIOUS FAMILY HOME IN FENISCLIFFE

We are proud to welcome this fantastic three bedroom mid terraced property to the market in Fenisccliffe. The property boasts two spacious reception rooms, original features, three double bedrooms with fitted wardrobes, neutral decoration and a modern kitchen this property should not be missed! The property is conveniently located close to local schools and amenities, has good network and motorway links so would ideally be suited to a small family or rental investor looking for a long term investment.

Comprising briefly; entrance via the front door to a vestibule. The vestibule leads to a welcoming hallway which gives access to two spacious reception rooms and has stairs to the first floor. The second reception room has a door leading to the kitchen and patio doors to the rear of the property. The kitchen has a door to the rear. The first floor has a landing which gives access to three double bedrooms, a bathroom and a WC. Externally, to the front there is an enclosed patio garden. To the rear there is an enclosed patio garden with a decking area, storage shed and a detached garage.

For further information, or to arrange a viewing, please contact our Blackburn team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Preston Old Road, Feniscliffe, BB2 5LL

Offers Over £150,000



- Mid Terraced Property
- Two Reception Rooms
- Gardens to Front and Rear
- EPC Rating D
- Three Bedrooms
- Spacious Interiors
- Tenure Freehold
- Two Piece Bathroom and WC
- Perfect Family Home
- Council Tax Band B

Ground Floor

Entrance Vestibule

4'3 x 3'4 (1.30m x 1.02m)

UPVC double glazed frosted front door, coving, dado rail, wood effect laminate flooring and hardwood single glazed door to hall.

Hall

10'10 x 3'4 (3.30m x 1.02m)

Central heating radiator, coving, dado rail, two corbels, smoke detector, wood effect laminate flooring, stairs to first floor and doors leading to two reception rooms.

Reception Room One

14'7 x 11'5 (4.45m x 3.48m)

UPVC double glazed bay window, central heating radiator, coving, picture rail, television point, electric fire with marble effect surround and mantle.

Reception Room Two

13'9 x 11'11 (4.19m x 3.63m)

Two central heating radiators, coving, two feature wall lights, electric fire, wood effect laminate flooring, door to kitchen and UPVC double glazed patio doors to rear.

Kitchen

15'9 x 8'6 (4.80m x 2.59m)

UPVC double glazed window, central heating radiator, spotlights, smoke detector, mix of gloss wall and base units, granite effect surfaces, composite sink and drainer with mixer tap, tiled splashbacks, integrated electric oven with four ring gas hob and extractor hood, plumbing for washing machine, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

17'5 x 5'5 (5.31m x 1.65m)

Loft access, coving, dado rail, doors to three bedrooms, bathroom and WC.

Bedroom One

14'10 x 12'5 (4.52m x 3.78m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

Bedroom Two

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

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bedroom Three

9 x 8'8 (2.74m x 2.64m)

UPVC double glazed window, coving and fitted wardrobes.

Bathroom

9'8 x 4'6 (2.95m x 1.37m)

Central heating towel rail, spotlights, wall mounted wash basin with mixer tap, panel corner bath with mixer tap and rinse head, tiled elevations and tiled flooring.

WC

5'8 x 2'8 (1.73m x 0.81m)

UPVC double glazed frosted window, spotlights, dual flush WC, tiled elevations and tiled flooring.

Exterior

Rear

Enclosed patio area with decking, shed and access to detached garage.

Front

Enclosed patio area.

