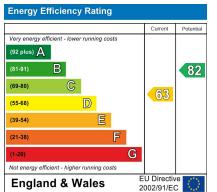




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.



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.

First Floor

Bedroom 2

Bathroom

Bedroom 1









Preston Old Road, Feniscliffe, 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 Feniscliffe. 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 a enclosed patio garden. To the rear there is a 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

Preston Old Road, Feniscliffe, BB2 5LL Offers Over £150,000













- Mid Terraced Property
- Two Reception Rooms
- Gardens to Front and Rear
- Three Bedrooms
- EPC Rating D

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.

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

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

Bedroom One

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

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

- Spacious Interiors
- Tenure Freehold

- Two Piece Bathroom and WC
- Perfect Family Home
- Council Tax Band B

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















