



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		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Bolton Road, Blackburn, BB2 4LA

### £185,000

A SPACIOUS THREE BEDROOM END TERRACED HOME

Nestled in the heart of a popular and convenient area of Blackburn, this fantastic three bedroom, end terraced home is being welcomed to the property market. Ideally suited to a small family, first time buyer or even an ideal investment opportunity. The property flows internally with spacious living accommodation, three bedrooms and low maintenance exteriors. Situated conveniently close to bus routes, local schools and amenities.

The property comprises briefly, to the ground floor: entrance through the vestibule to a spacious reception room with stairs to the first floor and doors leading to a kitchen and second reception room. The second reception room leads on to a utility room with access to a WC and out to the rear. To the first floor is a landing with doors leading to two bedrooms and a four piece family bathroom suite. To the second floor is an attic bedroom. Externally, the property boasts a yard to the rear with access to a paved patio and steps to a laid to lawn area. The front has a gravel chip bedding area and tarmac driveway to the side of the property.

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 @keenansestateagents



# Bolton Road, Blackburn, BB2 4LA

£185,000



- Spacious End Terraced Property
- Contemporary Fitted Kitchen
- Driveway Providing Off Road Parking
- EPC Rating D
- Three Bedrooms
- Added Utility and Downstairs WC
- Tenure Freehold
- Four Piece Bathroom
- Extensive Rear Garden
- Council Tax Band B

## Ground Floor

### Entrance Vestibule

4'7 x 4'1 (1.40m x 1.24m)

UPVC double glazed frosted front door, integrated storage, laminate flooring and door to reception room one.

### Reception Room One

14'10 x 12'1 (4.52m x 3.68m )

UPVC double glazed window, central heating radiator, Karndean flooring, door to kitchen, double doors to reception room two and stairs to first floor.

### Kitchen

12'1 x 9'3 (3.68m x 2.82m )

Two UPVC double glazed windows, central heating radiator, range of wall and base units, integrated electric oven, four ring gas hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer and dishwasher, wall mounted Worcester boiler, spotlights and Karndean flooring.

### Reception Room Two

15'4 x 12'1 (4.67m x 3.68m )

Two UPVC double glazed windows, central heating radiator, coving to ceiling, television point, Karndean flooring and door to utility.

### Utility

13'8 x 4'9 (4.17m x 1.45m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine and dryer, spotlights, tiled flooring, door to understairs storage, WC and UPVC double glazed frosted stable door to rear.

### WC

4'6 x 2'8 (1.37m x 0.81m)

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

## First Floor

### Landing

Central heating radiator, smoke detector, spotlights, doors leading to two bedrooms, bathroom and door to stairs to bedroom three.

### Bedroom One

15'4 x 12'1 (4.67m x 3.68m )

UPVC double glazed window, central heating radiator and coving to ceiling.

### Bedroom Two

13'2 x 10'7 (4.01m x 3.23m)

UPVC double glazed window, central heating radiator, smoke detector and coving to ceiling.

### Bathroom

15'6 x 8'11 (4.72m x 2.72m)

Two UPVC double glazed frosted windows, central heated towel rail,

dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap, corner direct feed shower, spotlights, extractor fan, coving to ceiling, part tiled elevations and tiled flooring.

## Second Floor

### Bedroom Three

16'10 x 15'1 (5.13m x 4.60m )

UPVC double glazed window and central heating radiator.

### Exterior

#### Rear

Concrete yard, paved patio area and laid to lawn.

#### Front

Paving, gravel chip area and off road parking to side elevation.



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