



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			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

Tetbury Close, Blackburn, BB2 5BG

£145,000

THE PERFECT INVESTMENT OPPORTUNITY

Bursting with potential and offering spacious indoor and outdoor space, this fantastic two bedroom semi detached property is being proudly welcomed to the market in the sought after location of Blackburn on a popular estate. A complete blank canvas, this property, once updated has the potential to be a fantastic home for any small family or couple truly not to be missed! With off road parking, neutral decoration and no chain delay, this property is the perfect investment opportunity! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Darwen, Chorley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room. The reception room guides you on to an inner hallway which leads through to a fitted kitchen, bathroom and two double bedrooms. Externally there is a fantastic garden to the rear with paving, bedding and laid to lawn areas. To the front there is a garden with off road parking.

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

Tetbury Close, Blackburn, BB2 5BG

£145,000



- Tenure Freehold
- Off Road Parking
- Two Double Bedroom Semi Detached Bungalow
- Close Proximity To Local Amenities
- Council Tax Band B
- No Chain Delay
- Ample Sized Garden To The Rear
- EPC Rating D
- Ideal Investment Opportunity With Viewing Essential
- Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to entrance hall.

Entrance Hall

7'7 x 2'11 (2.31m x 0.89m)

Central heating radiator, meter cupboard, wood effect laminate flooring and door to reception room.

Reception Room

18'8 x 10'11 (5.69m x 3.33m)

UPVC double glazed window, central heating radiator, two feature wall lights, gas fire with granite effect hearth and surround, television point, wood effect laminate flooring and door to inner all.

Inner Hall

9'3 x 4'1 (2.82m x 1.24m)

Central heating radiator, loft access, smoke alarm, open to kitchen, doors to two bedrooms and sliding door to bathroom.

Kitchen

10'4 x 7'7 (3.15m x 2.13m) 2.13m

UPVC double glazed window, hard wood single glazed frosted window, central heating radiator, range of wood effect panel wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer and washing machine, wood effect laminate flooring and UPVC double glazed frosted door to rear.

Bedroom One

14'5 x 9'6 (4.39m x 2.90m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Two

9'9 x 9'1 (2.97m x 2.77m)

UPVC double glazed window, central heating radiator and television point.

Bathroom

9'3 x 4'5 (2.82m x 1.35m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, panel bath with mixer tap and rinse head, pedestal wash basin, dual flush WC, tiled elevation, integrated vanity unit and tiled flooring.

External

Rear

Paved garden with bedding areas.

Front

Paved garden with bedding areas and off road parking.



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