



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			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(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.

Pritchard Street, Blackburn, BB2 3PF

£110,000

FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME HOME

This three bedroom mid terrace property is being proudly welcomed to the market in the popular area of Blackburn. Boasting two spacious reception rooms, fitted kitchen and downstairs shower room, as well as three generously sized bedrooms and rear yard. This property would be perfectly suited to a couple looking for their first home or an investor looking to expand their portfolio. Situated within close proximity to local shops and amenities, as well as transport links to neighbouring towns and the M65.

The property comprises briefly; entrance via the vestibule into a welcoming hallway that has doors to two reception rooms and staircase to the first floor. The second reception room has understairs storage and a door to the kitchen. The kitchen has access to the rear and a door to the three piece shower room. The first floor landing houses doors on to three generously sized bedrooms and a three piece bathroom. Externally to the rear of the property is an enclosed yard.

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Pritchard Street, Blackburn, BB2 3PF

£110,000



- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating: D
- Three Bedrooms
- Shower Room & Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

2'9 x 2'9 (0.84m x 0.84m)

UPVC front entrance door, alarm system, wood effect flooring and door to the hallway.

Hallway

11'10 x 2'9 (3.61m x 0.84m)

Picture rail, cornice coving, corbels, wood effect flooring, stairs to the first floor and doors to two reception rooms.

Reception Room One

12'4 x 10'10 (3.76m x 3.30m)

UPVC double glazed window, central heating radiator, television point, decorative fireplace, dado rail, coving, ceiling rose and wood effect flooring.

Reception Room Two

15'5 x 14'2 (4.70m x 4.32m)

UPVC double glazed window, central heating radiator, gas fire with decorative surround, television point, dado rail, understairs storage, wood effect flooring and door to the kitchen.

Kitchen

12'6 x 7' (3.81m x 2.13m)

UPVC double glazed window, range of wood panelled wall and base units with laminate surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven with four ring electric hob, extractor hood, plumbing for washing machine, space for fridge, tiled flooring and door to the shower room.

Shower Room

7'5 x 5'11 (2.26m x 1.80m)

Two UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, electric feed shower unit, part tiled elevations, spotlights and tiled flooring.

First Floor

Landing

Central heating radiator, loft access and doors to three bedrooms and bathroom.

Bedroom One

12'6 x 12'3 (3.81m x 3.73m)

UPVC double glazed window and fitted wardrobes.

Bedroom Two

11'11 x 6'8 (3.63m x 2.03m)

UPVC double glazed window.

Bedroom Three

11'7 x 7'11 (3.53m x 2.41m)

UPVC double glazed window.



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