



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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(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.

Columbia Way, Blackburn, BB2 7DT

£210,000

AN ENVIABLE SEMI DETACHED FAMILY HOME

Having been presented and maintained well throughout with spacious rooms, fantastic garden space and detached garage, this enviable three bedroom semi detached property is being proudly welcomed to the market within the most desirable location of Blackburn on a popular estate. With ample off road parking, open plan living space and added conservatory, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Chorley, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen and houses a staircase to the first floor. The reception room leads openly on to a second reception room which guides you through to a conservatory. The first floor comprises of doors on to three generously sized bedrooms and a modern three-piece family bathroom. Externally, there is an enclosed garden to the rear with paving and bedding areas and access on to the detached garage. To the front there is a laid to lawn garden with ample off road parking and access on to the garage.

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

Columbia Way, Blackburn, BB2 7DT

£210,000



- Immaculate Semi Detached Property
- Spacious Interiors
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure TBC
- Three Piece Bathroom
- Perfect Family Home
- Council Tax Band C

Ground Floor

Entrance Hall

14 x 5'7 (4.27m x 1.70m)

Composite double glazed frosted front door, UPVC double glazed window, smoke detector, understairs storage, door to reception room one, open to kitchen and stairs to first floor.

Reception Room One

14 x 10'10 (4.27m x 3.30m)

UPVC double glazed window, central heating radiator, coving to ceiling, ceiling rose, gas fire with hearth and surround, television point and open access to reception room two.

Reception Room Two

9'4 x 9'1 (2.84m x 2.77m)

Central heating radiator, coving to ceiling, ceiling rose, serving hatch and hardwood single glazed French doors to conservatory.

Conservatory

11'1 x 9'8 (3.38m x 2.95m)

UPVC double glazed frosted windows, UPVC double glazed windows, electric heater, polycarbonate roof, ceiling fan, tiled flooring and UPVC double glazed frosted door to rear.

Kitchen

9'4 x 7'4 (2.84m x 2.24m)

UPVC double glazed window, range of wood effect wall and base units, granite effect worktops, tiled splashbacks, composite one and a half bowl sink and drainer with mixer tap, integrate electric double oven with four ring gas hob and extractor hood, space for fridge, plumbing for washing machine, space for slimline dishwasher, wood effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

7'7 x 7'2 (2.31m x 2.18m)

UPVC double glazed window, smoke detector, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

12'11 x 9'11 (3.94m x 3.02m)

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

Bedroom Two

10'8 x 9'5 (3.25m x 2.87m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'8 x 7'2 (2.34m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 6'8 (2.39m x 2.03m)

UPVC double glazed frosted window, central heated towel rail, tiled panel bath with mixer tap and electric feed shower, dual flush WC,

pedestal wash basin with mixer tap, tiled elevations, PVC to ceiling, spotlights, extractor fan, integrated linen cupboard and wood effect lino flooring.

Exterior

Rear

Enclosed garden with paving, bedding areas and access to detached garage.

Front

Laid to lawn garden, off road parking and access to detached garage.



Tel: 01254916276

www.keenans-estateagents.co.uk