



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		56	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.

Livesey Branch Road, Blackburn, BB2 4RA

Offers Over £230,000

AN IMMACULATE AND SPACIOUS FOUR BEDROOM FAMILY HOME WITH SOUTH FACING GARDEN

Welcome to this charming property located on Livesey Branch Road in Blackburn! This deceptively spacious semi-detached home offers a wonderful opportunity for those seeking a comfortable and inviting home. The property benefits from four generously sized bedrooms, providing ample space for a growing family or for those guests over. The open plan living and dining area is perfect for entertaining. One of the highlights of this property is the enviable rear garden, where you can relax and unwind in the tranquility of your own outdoor space. Additionally, the convenience of off-road parking adds to the appeal of this property, ensuring that you never have to worry about finding a space for your vehicle. Don't miss out on the opportunity to make this house your home!

The property comprises briefly; entrance into a welcoming hallway that has doors to the kitchen, second reception room and staircase to the first floor. The second reception room is open plan with the first reception room and overlooks the garden. The kitchen has fitted appliances and access to the rear. The first floor landing houses doors on to four generously sized bedrooms, bathroom, WC and shower room. Externally to the rear of the property is an enclosed laid to lawn South facing garden with flagged patio, bedding areas, Summerhouse and access to the garage. The front of the property has a laid to lawn garden, bedding areas and a block paved double driveway leading to the garage.

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Livesey Branch Road, Blackburn, BB2 4RA

Offers Over £230,000



- Tenure Freehold
- Off Road Parking With Driveway
- Stunning Gardens
- Close Proximity To Local Amenities
- Council Tax Band C
- Four Bedroom Semi Detached Property With Viewing Essential
- Summerhouse
- EPC Rating D
- Ideal Family Home
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed door to hallway.

Hallway

14'5 x 6'10 (4.39m x 2.08m)

Stained glass window, central heating radiator, picture rail, ceiling rose, under stairs storage, door to kitchen, reception room two and stairs to first floor.

Reception Room One

11'9 x 10'11 (3.58m x 3.33m)

UPVC double glazed bay window, central heating radiator, coving, two feature wall lights, television point, gas fire with decorative surround and open access to reception room two.

Reception Room Two

15'6 x 11'9 (4.72m x 3.58m)

UPVC double glazed window, central heating radiator, coving, solid wood flooring and two feature wall lights.

Kitchen

11'11 x 11'3 (3.63m x 3.43m)

UPVC double glazed window, UPVC French doors to rear, central heating radiator, range of panelled wall and base units, resin work tops, double oven, five ring induction hob, tiled splash back, extractor hood, composite sink and drainer with mixer tap, plumbed for washing machine, part tiled elevation and tiled flooring.

First Floor

Landing

Ceiling rose, coving, doors to bathroom, WC, four bedrooms and shower room.

Bedroom One

11'7 x 11'6 (3.53m x 3.51m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and laminate flooring.

Bedroom Two

11'9 x 11'9 (3.58m x 3.58m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, television point and laminate flooring.

Bedroom Three

7' x 6'11 (2.13m x 2.11m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and laminate flooring.

Bedroom Four

9'7 x 7'5 (2.92m x 2.26m)

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

Bathroom

7' x 6' (2.13m x 1.83m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, wood panelled corner bath with mixer tap and overhead electric feed rainfall shower with rinse head, tiled elevation and laminate flooring.

WC

4'3 x 2'3 (1.30m x 0.69m)

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

Shower Room

4'10 x 4'8 (1.47m x 1.42m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, electric feed shower, coving, part tiled elevation and tiled flooring.

External

Rear

Enclosed laid to lawn garden, paved patio, bedding areas, six double sockets and Summerhouse with electric.

Front

Laid to lawn garden, bedding areas, block paved double driveway and access to garage.

Garage

17'5 x 17'7 (5.31m x 5.36m)

Up and over door, wood panelled wall and base units, laminate work tops, plumbed for washing machine, space for dryer and boiler.

