



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			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Alexandra Road, Blackburn, BB2 6DW Offers In The Region Of £350,000

A SPACIOUS AND VERSATILE SIX BEDROOM FAMILY HOME

Welcome to this charming Victorian terraced home on Alexandra Road, Blackburn! This delightful property boasts six bedrooms spread across four floors, offering ample space for a large family or those who love to entertain guests.

As you step inside, you'll be greeted by two reception rooms that are perfect for relaxing or hosting gatherings. The high ceilings and corniced coving add character and elegance to the space, creating a warm and inviting atmosphere.

One of the standout features of this property is the potential to adapt the lower ground floor into a self-contained living space. This versatile option provides flexibility for various living arrangements, making it ideal for a growing family or those in need of extra space.

Located next to Corporation Park, this home offers a peaceful and sought-after setting, perfect for enjoying leisurely strolls or picnics in the park. With nearby schools and convenient access to major commuter routes such as the M65 and A59 networks, this property combines the best of both worlds - tranquility and accessibility.

Alexandra Road, Blackburn, BB2 6DW

Offers In The Region Of £350,000

 **6**  **3**  **2**  **E**

- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: E

- Six Bedrooms
- Three Bathrooms & WC
- Freehold

- Two Reception Rooms
- Enclosed Rear Yard & Garage
- Council tax Band: C

Ground Floor

Vestibule

5'2 x 4'5 (1.57m x 1.35m)

Composite double glazed frosted entrance door, dado rail, ornate ceiling, encaustic tiled flooring and door to hall.

Hall

23'10 x 5'3 (7.26m x 1.60m)

Central heating radiator, corbels, ornate ceiling, dado rail, stairs to first floor and doors to two reception rooms, kitchen and stairs to lower ground floor.

Reception Room One

16'3 x 13'1 (4.95m x 3.99m)

UPVC double glazed bay window, central heating radiator, cornice, coving, picture rail, ceiling rose. TV point and cast iron log burning stove.

Reception Room Two

17' x 12'4 (5.18m x 3.76m)

UPVC double glazed window, central heating radiator, cornice, coving, picture rail, ceiling rose, TV point, feature cast iron stove in stone hearth, tiled surround and wooden mantel.

Kitchen

18'5 x 10'9 (5.61m x 3.28m)

UPVC double glazed window, high gloss wall and base units with marble worktops, Rangemaster cooker with five burner gas hob, extractor hood, one and half bowl composite sink with draining board and mixer tap, integrated dishwasher, integrated oven and microwave, integrated fridge freezer, spotlights and tiled floor, underfloor heating and door to utility room.

Utility Room

8'9 x 7'9 (2.67m x 2.36m)

Skylight window, plumbed for washing machine, space for dryer, extractor fan, tiled flooring, underfloor heating, door to WC and composite double glazed door to rear.

WC

5'9 x 2'7 (1.75m x 0.79m)

Dual flush WC, corner wall mounted wash basin, extractor fan, part tiled elevation, tiled floor and underfloor heating.

Lower Ground Floor

Landing

Doors to bedroom six and storage room.

Storage Room

7'10 x 4' (2.39m x 1.22m)

Heat ventilation system.

Bedroom Six

11'9 x 11'7 (3.58m x 3.53m)

Central heating radiator, spotlights, open to walk in wardrobe, heat ventilation system, TV and phone points and composite double glazed door to front.

Walk In Wardrobe

7'10 x 7'5 (2.39m x 2.26m)

Fitted wardrobes, heat ventilation system and sliding door to shower room.

Shower Room

7'4 x 5'1 (2.24m x 1.55m)

Central heating towel rail, dual flush WC, douche tap, vanity topped wash basin, direct feed shower, part PVC panelled ceiling, fully tiled elevation and tiled flooring.

First Floor

Landing

Storage cupboard, stairs to second floor, doors to three bedrooms, bathroom and shower.

Bedroom One

17'11 x 13'2 (5.46m x 4.01m)

Two UPVC double glazed windows, central heating radiator, ceiling rose, cornice, coving, picture rail and fitted wardrobes.

Bedroom Two

12' x 11'8 (3.66m x 3.56m)

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

Bedroom Three

14'5 x 10'11 (4.39m x 3.33m)

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

Bathroom

10'11 x 6'1 (3.33m x 1.85m)

UPVC double glazed frosted window, central heating radiator, coving, low level WC, douche tap, vanity topped wash basin, free standing rolltop double bath, storage cupboard, part tiled elevation and tiled floor.

Shower Room

11'11 x 3'4 (3.63m x 1.02m)

Central heating radiator, dual flush WC, vanity topped wash basin, direct feed rainfall shower with rinse head, douche tap, extractor fan, motion sensor lighting, PVC panelled ceiling, fully tiled elevation and tiled flooring.

Second Floor

Landing

Sky tunnel and doors to two bedrooms.

Bedroom Four

17'5 x 10'3 (5.31m x 3.12m)

Velux window, central heating radiator, wood panelled ceiling and door to under eaves storage.

Bedroom Five

16'10 x 14'1 (5.13m x 4.29m)

UPVC double glazed window, central heating radiator and fitted storage.

External

Front

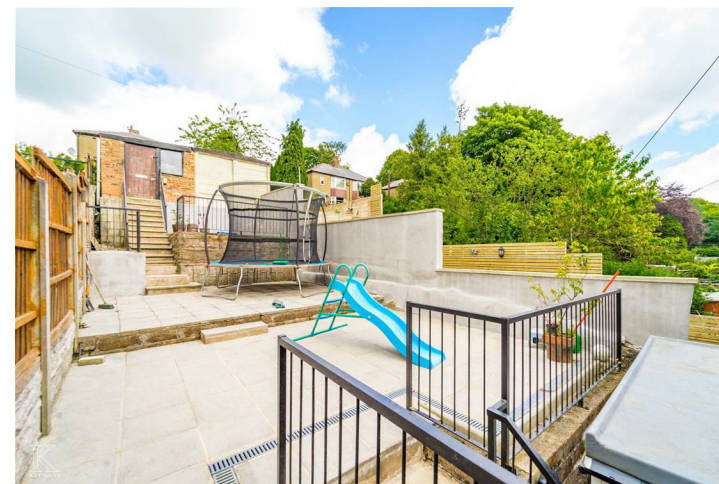
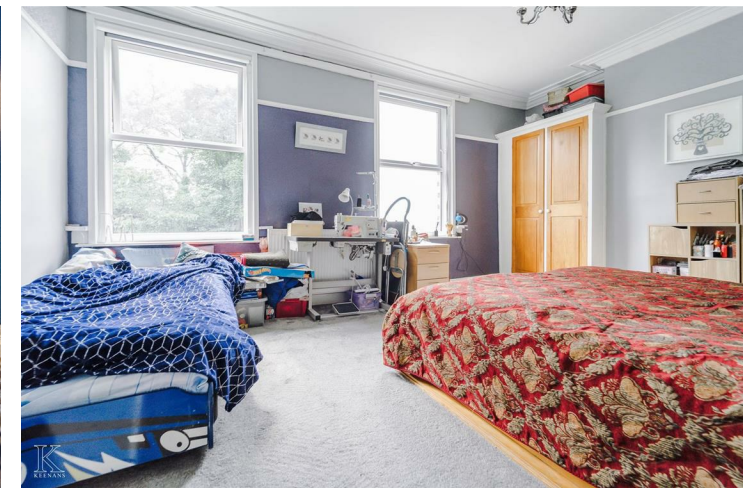
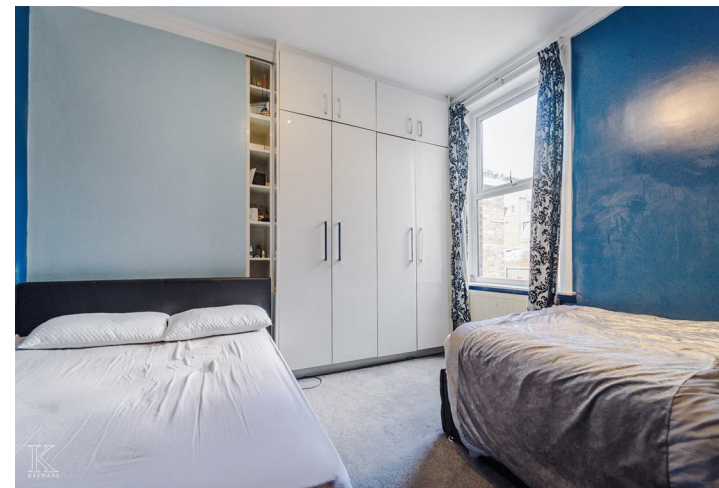
Tiered garden with bedding areas.

Rear

Tiered paved yard with steps up to the double garage.

Garage

Double garage with light, power, fuse box and garage door to the rear allowing access for off road parking.



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