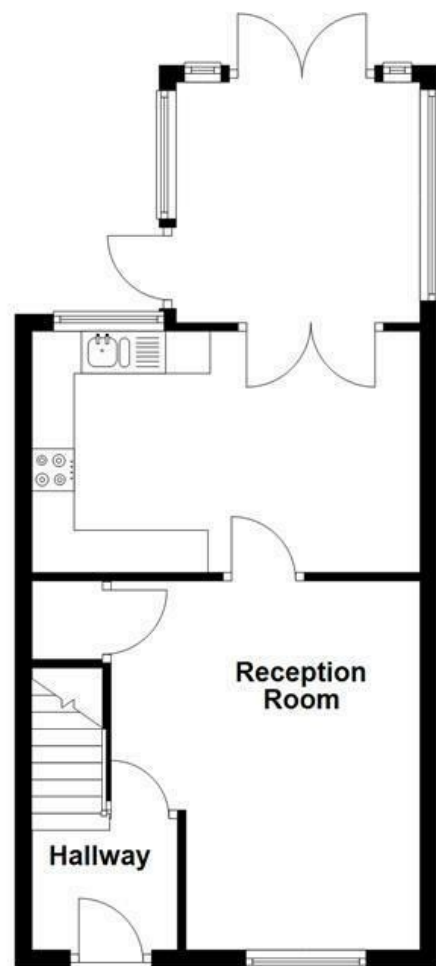
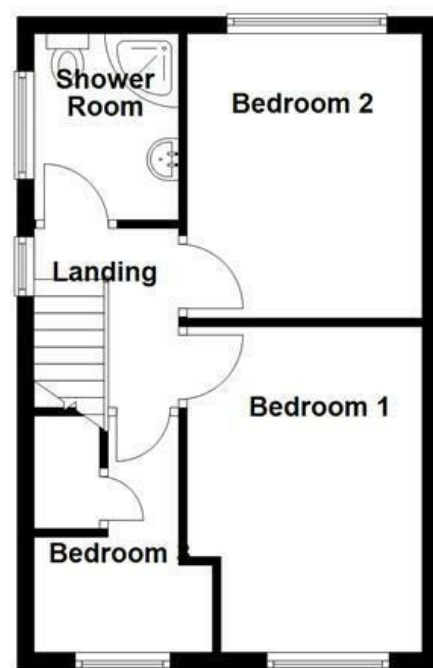


Ground Floor



First Floor



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		82	84
(69-80) C			
(55-68) D			
(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.

Petre Crescent, Blackburn, BB1 4RG

£180,000

A WELL MAINTAINED THREE BEDROOM SEMI DETACHED HOME IN A POPULAR AREA

Welcome to Petre Crescent, Rishton - a charming location for this delightful three-bedroom semi-detached home. This property benefits from three generously sized bedrooms, large living room with added conservatory and boasts a beautiful garden, perfect for enjoying the British sunshine, along with off-road parking and a garage, ensuring convenience and security for your vehicles. Located in the heart of Rishton and within close proximity to local schools, transport links and shops, this property would be perfect for a couple looking for a home to put their own stamp on. Don't miss the opportunity to make this lovely house your own!

The property comprises briefly; entrance into a welcoming hallway that has a door to the reception room and staircase to the first floor. The reception room leads through to the kitchen that has plenty of space and doors to the conservatory that leads to the garden. The first floor landing houses doors on to three generously sized bedrooms and a three piece shower room. Externally to the rear of the property is an enclosed laid to lawn garden with flagged patio and bedding areas. The front of the property has a laid to lawn garden, bedding areas and shared driveway leading to a single garage.

Contact our Blackburn team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Petre Crescent, Blackburn, BB1 4RG

£180,000



- Tenure Freehold
- Council Tax Band B
- EPC Rating B
- Off Road Parking With Shared Driveway And Garage
- Spacious Three Bedroom Semi Detached Property
- Shower Room
- Fitted kitchen
- Rear Laid To Lawn Garden And Patio Area
- Viewing Essential
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC door to hallway.

Hallway

5'9 x 5'2 (1.75m x 1.57m)

Central heating radiator, coving, door to reception room and stairs to first floor.

Reception Room

14'4 x 12' (4.37m x 3.66m)

UPVC double glazed window, central heating radiator, gas fire with decorative surround, television point, coving, storage, under stairs storage and door to kitchen.

Kitchen

15'1 x 9'5 (4.60m x 2.87m)

UPVC double glazed window, central heating radiator, wood panelled wall and base units, laminate work tops, double oven, four ring electric hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, fridge freezer, plumbed for washing machine, part tiled elevation, boiler, tiled flooring and UPVC French doors to the conservatory.

Conservatory

9'6 x 9'1 (2.90m x 2.77m)

UPVC double glazed window, UPVC door to side, UPVC French doors to rear, electric radiator and tiled flooring.

First Floor

Landing

UPVC double glazed frosted window, coving, loft access, doors to three bedrooms and shower room.

Bedroom one

12'8 x 8'11 (3.86m x 2.72m)

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

Bedroom Two

11'1 x 9' (3.38m x 2.74m)

UPVC double glazed window, central heating radiator and coving.

Bedroom three

9'9 x 6'11 (2.97m x 2.11m)

UPVC double glazed window, central heating radiator and storage.

Shower Room

7'3 x 5'7 (2.21m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, electric feed corner shower, spotlights, tiled elevation and laminate flooring.

External

Rear

Enclosed laid to lawn garden, paved patio, bedding areas and solar panels.

Front

Laid to lawn, bedding areas, shared driveway for multiple cars leading to a single garage.



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