



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			83
(81-91) B			
(69-80) C		69	
(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	

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Charles Street, Blackburn, BB2 4AX

£125,000

COSY FAMILY HOME GREAT FOR FIRST TIME BUYER OR INVESTORS ALIKE

Nestled on Charles Street, Blackburn, this charming house is the epitome of a cosy family home. Tucked away on a private street, offering peace and tranquillity away from the main road, this property provides the perfect retreat for you and your loved ones.

Convenience is key with this home, as it boasts easy access to a variety of local amenities, ensuring that everything you need is just a stone's throw away. Additionally, the property's location allows for a short drive to motorway links, making commuting a breeze.

Step inside, and you'll be greeted by spacious and bright rooms that are just waiting for your personal touch. Whether you're looking to relax in the living room, cook up a storm in the kitchen, or unwind in the bedrooms, this house offers the ideal canvas for you to create lasting memories.

Contact our Accrington office and a member of our team will assist you with any further inquiries

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- Tenure Leasehold
- Off Road Parking With Paved Driveway
- Ideal Home For A Couple Or Small Family
- Close Proximity To Major Network Links
- Council Tax Band A
- Semi Detached Property
- Enclosed Ample Sized Rear Garden
- EPC Rating C
- Two Double Bedrooms
- Viewing Essential

Ground Floor

Entrance

UPVC door to porch.

Porch

3'1 x 2'11 (0.94m x 0.89m)

UPVC double glazed frosted window, storage and door to reception room.

Reception Room

15'1 x 13'11 (4.60m x 4.24m)

Two UPVC double glazed windows, central heating radiator, gas fire with wooden mantle and stone surround, door to kitchen and stairs to first floor.

Kitchen

13'10 x 7'2 (4.22m x 2.18m)

UPVC double glazed window, high gloss wall and base units, laminate work tops, oven with four ring gas hob, extractor hood, tiled splash backs, composite sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, laminate flooring and door to conservatory.

Conservatory

13'3 x 9'3 (4.04m x 2.82m)

UPVC double glazed windows, central heating radiator, UPVC French doors to rear and spotlights.

First Floor

Landing

7'8 x 7'1 (2.34m x 2.16m)

Doors to two bedrooms, bathroom, loft access and smoke alarm.

Bedroom One

14'1 x 8'4 (4.29m x 2.54m)

Two UPVC double glazed windows and bathroom.

Bedroom Two

13'10 x 7' (4.22m x 2.13m)

Two UPVC double glazed windows and central heating radiator.

Shower Room

6'9 x 6'1 (2.06m x 1.85m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, tiled elevation, extractor fan and vinyl floor.

External

Rear

Enclosed stone chip garden with artificial grass and decked area.

Front

Paved drive and stone chip area.



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