



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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (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.

Whalley New Road, Blackburn, BB1 9BD

Offers Over £199,950

SINGLE STOREY LIVING AT ITS FINEST

Welcome to this charming property located on Whalley New Road in Blackburn. This delightful house offers single-story living, making it convenient and accessible for all.

One of the standout features of this property is the spacious kitchen extension, perfect for those who love to cook and entertain. Imagine the joy of preparing meals in such a lovely space!

Outside, you'll find a spacious drive and a large garden to the rear. The garden provides a wonderful opportunity for gardening enthusiasts or for those who simply enjoy spending time outdoors in a private setting.

This property truly has endless potential, whether you're looking to add your personal touch to the interior or create a beautiful outdoor space for relaxation and entertainment.

Situated close to local amenities, you'll have everything you need right at your doorstep. From shops to restaurants, everything is within easy reach, making daily life convenient and enjoyable.

Don't miss out on the opportunity to own this lovely property with so much to offer. Book a viewing today and envision the possibilities that this home holds for you!

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

Whalley New Road, Blackburn, BB1 9BD

Offers Over £199,950



- Tenure Freehold
- Off Road Parking
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Network Links
- Council Tax Band C
- Semi Detached Bungalow
- Ample Sized gardens
- EPC Rating D
- Two Spacious Bedrooms
- Ideal Home For A Couple Or Single Occupancy Wishing To Downsize

Ground Floor

Entrance

UPVC door to vestibule.

Vestibule

4'1 x 2'4 (1.24m x 0.71m)

Spotlights, tiled floor and door to hall.

Hall

13' x 4' (3.96m x 1.22m)

Central heating radiator, smoke alarm, laminate flooring, doors to reception room, two bedrooms, bathroom and kitchen/dining area.

Reception Room

13'2 x 12'3 (4.01m x 3.73m)

UPVC double glazed bay window, central heating radiator, gas fire with wood mantle and stone surround.

Bedroom One

12'9 x 10'9 (3.89m x 3.28m)

UPVC double glazed bow window and central heating radiator.

Bedroom Two

14'3 x 6'3 (4.34m x 1.91m)

UPVC double glazed window and central heating radiator.

Bathroom

9'7 x 4'7 (2.92m x 1.40m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, panelled bath with mixer tap, rinse head and overhead electric feed shower, pedestal wash basin, tiled elevation, loft access, extractor fan, spotlights and vinyl floor.

Kitchen

10'7 x 8'7 (3.23m x 2.62m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven with four ring electric hob, extractor hood, tiled splash back, laminate flooring, door to utility and spotlights.

Utility

8'9 x 7' (2.67m x 2.13m)

Two UPVC double glazed windows, central heating radiator, laminate base units, laminate work tops, plumbed for washing machine, stainless steel sink and drainer with mixer tap, space for fridge freezer, spotlights and laminate flooring.

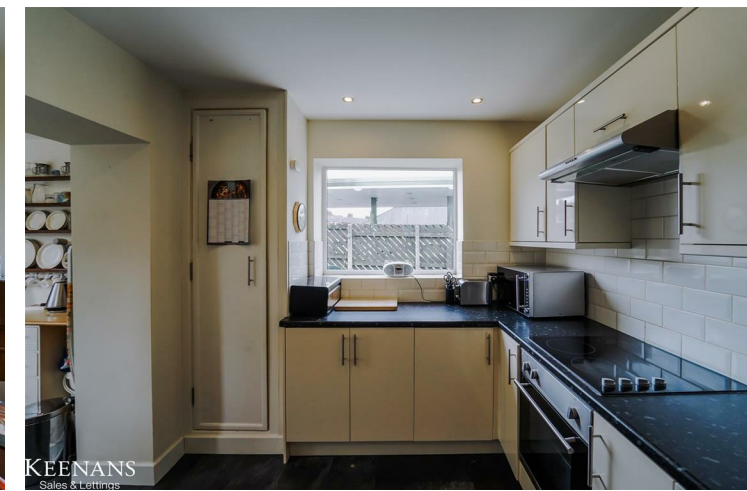
External

Rear

Stone chip enclosed garden and timber shed.

Front

Stone chip drive and laid to lawn yard.



Tel: 01254916276

www.keenans-estateagents.co.uk