

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
83	96
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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.

Millbank Place, Church, BB5 4BF

£185,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, modern fixtures and fittings and neutral decoration, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Church on a popular estate. With detached garage, double driveway and three generously sized bedrooms, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner and WC. The reception room houses a staircase to the first floor. The kitchen boasts modern wall and base units and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a three piece family bathroom. Externally, there is a beautifully presented garden to the rear with stone chip, paving, bedding and artificial lawn with access to the detached garage and driveway. To the front there is a laid to lawn garden with stone chip driveway.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Millbank Place, Church, BB5 4BF

£185,000



- Immaculate Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating B
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure Leasehold
- Three Piece Bathroom
- Low Maintenance Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hall

6'6 x 3'4 (1.98m x 1.02m)

Composite double glazed frosted front door, central heating radiator, smoke detector, doors leading to reception room, kitchen/dining area, WC and storage cupboard.

Reception Room

14'4 x 13'8 (4.37m x 4.17m)

Two UPVC double glazed windows, central heating radiator, television point and stairs to first floor.

Kitchen/Dining Area

13'8 x 8'11 (4.17m x 2.72m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with granite effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine. Ideal boiler, smoke detector, wood effect lino flooring and UPVC double glazed French doors to rear.

WC

6'8 x 3'4 (2.03m x 1.02m)

Central heating radiator, wall mounted wash basin with traditional taps, extractor fan, sensor lighting and wood effect lino flooring.

First Floor

Landing

7'6 x 6'4 (2.29m x 1.93m)

UPVC double glazed window, central heating radiator, loft access, smoke detector, doors leading to three bedrooms and family bathroom.

Bedroom One

13'8 x 10'0 (4.17m x 3.05m)

Two UPVC double glazed windows with integrated shutter blinds and central heating radiator.

Bedroom Two

12'9 x 7'4 (3.89m x 2.24m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'3 x 5'10 (2.82m x 1.78m)

UPVC double glazed window and central heating radiator.

Bathroom

6'10 x 5'11 (2.08m x 1.80m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and overhead direct feed shower with rinse head, tiled elevations, extractor fan and wood effect lino flooring.

External

Rear

Enclosed garden with paving, stone chippings, bedding areas and artificial lawn.

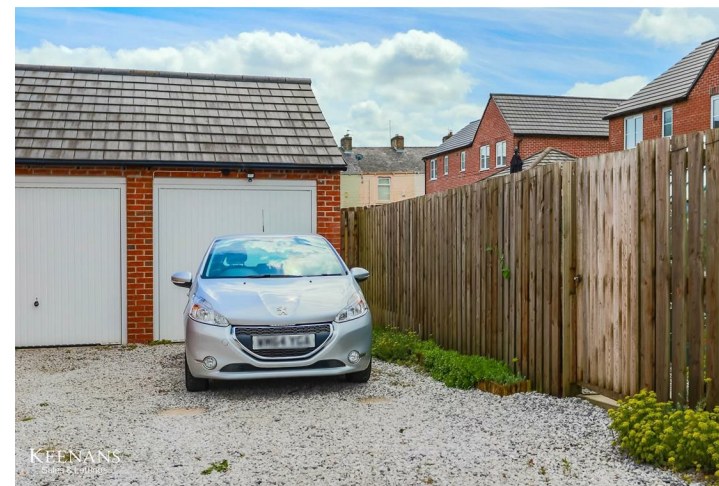
Front

Laid to lawn garden with stone chippings, off road parking, access to additional off road parking and garage.

Garage

17'7 x 8'11 (5.36m x 2.72m)

Power, lighting and up and over garage door.



Tel: 01254389384

www.keenans-estateagents.co.uk