



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			80
(69-80) C			
(55-68) D		49	
(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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Whalley Old Road, Blackburn, BB1 5RH

£140,000

A FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME HOME

Welcome to this charming property located on Whalley Old Road in Blackburn! This newly decorated two bedroom mid-terrace house is sure to capture your heart.

As you step inside, you'll be greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts a warm and inviting atmosphere, making it a wonderful place to call home.

Situated in a popular area, this house offers not only a comfortable living space but also the convenience of being close to amenities and local attractions. Whether you're looking to explore the town or simply enjoy a peaceful neighbourhood, this location has it all.

Additionally, the property features outside space, providing you with the opportunity to create your own little oasis where you can unwind after a long day.

Don't miss out on the chance to make this lovely house your own. With its three bedrooms, ideal location, and inviting ambience, this property is a true gem waiting to be discovered. Contact us today to arrange a viewing and take the first step towards finding your dream home!

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Whalley Old Road, Blackburn, BB1 5RH

£140,000



- Immaculate Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: E
- Two Bedrooms
- Complete Blank Canvas
- Freehold
- Modern Three Piece Shower Room
- Enclosed Rear Garden With Countryside Views
- Council Tax Band: A

Ground Floor

Vestibule

UPVC entrance door, part tiled elevations and door to hall.

Hall

11'10 x 3'3 (3.61m x 0.99m)

Central heating radiator, stairs to first floor and doors to two reception rooms.

Reception Room One

12'3 x 11'2 (3.73m x 3.40m)

UPVC double glazed bay window, central heating radiator, fireplace and TV point.

Reception Room Two

14'8 x 12'6 (4.47m x 3.81m)

Central heating radiator, under stairs storage, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

8' x 7'3 (2.44m x 2.21m)

UPVC double glazed window, central heating radiator, wood panelled wall and base units, laminate worktops, space for cooker, stainless steel sink with draining board and mixer tap, boiler and wood effect flooring.

First Floor

Landing

Loft access, doors to two bedrooms and shower room.

Bedroom One

14'11 x 12'3 (4.55m x 3.73m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14'5 x 7'7 (4.39m x 2.31m)

UPVC double glazed window and central heating radiator.

Shower Room

8'10 x 6'7 (2.69m x 2.01m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, tiled elevations and tiled flooring.

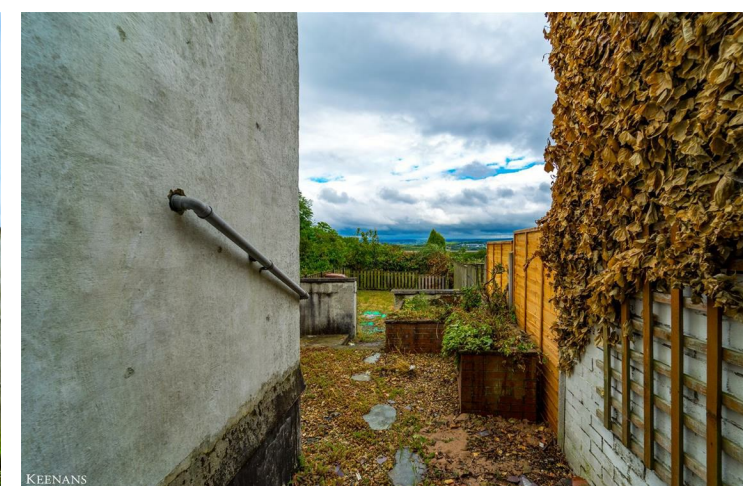
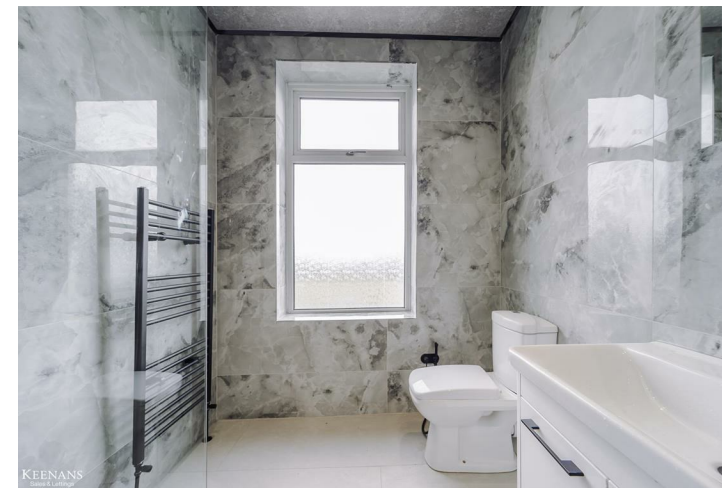
External

Front

Enclosed yard.

Rear

Enclosed garden with laid to lawn, stone chipping and countryside views.



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