



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			73
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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Windsor Road, Knuzden, BB1 3LX Offers In Excess Of £250,000

AN ADMIRABLE, FULLY UPDATED HOME

Keenans Estate Agents are proud to present to the market this enviable semi detached property within the heart of Knuzden Brook. The front façade of this home is a mesmerizing sight, enveloped in a lush blanket of wisteria vines that burst into a display of purple blooms in the spring. Flowing internally with character, contemporary fittings and stylish decoration, this property would make the perfect family home, located within the most desirable location. Bus routes and local amenities are right on your doorstep, as well as the local school being a few minutes walk away. Network links to Blackburn, Accrington and major motorway links (M65/M6) are also close by. Having been fully refurbished to a high standard including, a newly fitted kitchen, driveway, gates to the front and rear and having been re-carpeted upstairs.

The property comprises briefly; A welcoming entrance porch guides you through to the hallway which leads openly to the stunning open-plan dining kitchen. There is also a solid wood door on to the reception room and the staircase to the first floor. The extended kitchen includes a beautiful Belfast sink and Rangemaster cooker. An under stairs utility cupboard offers extra storage as well as space for additional freestanding appliances. The kitchen also boasts an exceptional original fireplace and bay window overlooking the garden. The garden can be accessed from the kitchen via a stable door. The first floor comprises of doors on to three sizeable bedrooms and a contemporary fitted family bathroom. Externally, there is an enclosed garden to the rear with privacy fencing, stone chippings, paving, pergola and access to a large wooden shed which is currently being used as a workshop which has power and lighting. There is also a full length side return with a water tap, bin store and security lighting, an ideal external storage space. To the front there is a garden with bedding areas, established flowers and driveway.

Windsor Road, Knuzden, BB1 3LX

Offers In Excess Of £250,000



- Exquisite Semi Detached Property
- Contemporary Fitted Dining Kitchen
- New Driveway Providing Off Road Parking
- EPC Rating D
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Three Piece Bathroom
- Immaculate Rear Garden with Versatile Large Shed/Workshop
- Council Tax Band B

Ground Floor

Entrance Porch

5'4 x 2'2 (1.63m x 0.66m)

UPVC front door, two UPVC double glazed frosted windows, integrated shelving, original red quarry tiled flooring and original hardwood single glazed door to hall.

Hall

10'11 x 5'6 (3.33m x 1.68m)

Hardwood single glazed leaded window, smoke detector, understairs storage with boiler and electric meter, wood effect laminate flooring, open access to kitchen/dining area and door to reception room.

Reception Room

14'9 x 10'11 (4.50m x 3.33m)

UPVC double glazed bow bay window, central heating radiator, ceiling rose, coving to ceiling, integrated shelving, television point, exposed brick elevations and wood effect laminate flooring.

Open Plan Kitchen/Dining Area

19'2 x 16'8 (5.84m x 5.08m)

UPVC double glazed box bay window with wooden venetian blinds, UPVC double glazed window, two upright central heating radiators, custom range of custom made wall and base units with marble effect worktops, Belfast sink with mixer tap, three door Rangemaster cooker with five ring gas hob, integrated fridge freezer, bin store and dishwasher, spotlights, ceiling rose, original fireplace, integrated alcove storage, picture rail, exposed brick, integrated utility/larder cupboard with plumbing for washing machine, exposed brick elevations, wood effect laminate flooring and composite double glazed frosted stable door to rear.

First Floor

Landing

8'11 x 5'6 (2.72m x 1.68m)

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

Bedroom One

14'9 x 10'11 (4.50m x 3.33m)

UPVC double glazed bow bay window and central heating radiator.

Bedroom Two

11'11 x 10'11 (3.63m x 3.33m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'0 x 5'6 (2.44m x 1.68m)

UPVC double glazed window and central heating radiator.

Bathroom

6'6 x 5'6 (1.98m x 1.68m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with direct flush shower and traditional taps, tiled elevations, extractor fan, spotlights and tiled flooring.

External

Rear

Enclosed garden with paving, stone chippings, established garden, privacy fencing, external socket, access to side return and access to a versatile large wooden shed with power and lighting which is currently used as a workshop.

Workshop

16'8 x 8'0 (5.08m x 2.44m)

Sockets and lighting.

Side Return

32'9 x 6'6 (9.98m x 1.98m)

Water tap, bin store and security lighting.

Front

New driveway with raised bedding, external socket and wiring for EV charging point.

