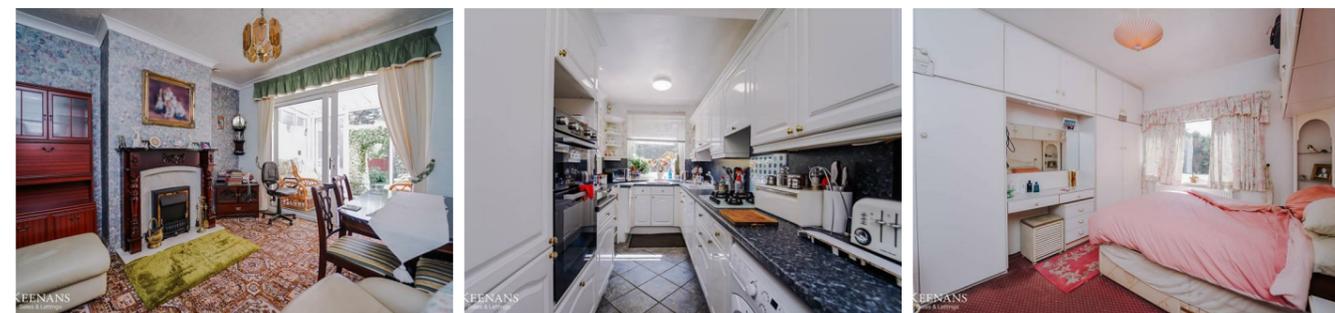


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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.

## Shadsworth Road, Blackburn, BB1 2HN

### £140,000

A FANTASTIC SEMI DETACHED PROPERTY

Offering an abundance of indoor and outdoor space, stunning gardens and bursting with potential, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Blackburn. With ample off road parking, detached garage and two living areas, this property, once updated, has the potential to be 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, Darwen, Preston and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, fitted kitchen and staircase to the first floor. The second reception room leads through to a conservatory. The first floor comprises of doors on to three bedrooms and a shower room. Externally there is an enclosed laid to lawn garden to the rear with paving, bedding, mature shrubs and access to a detached garage. To the front there is a laid to lawn garden with bedding, mature shrubs and off road parking.

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

# Shadsworth Road, Blackburn, BB1 2HN

£140,000



- An Envious Semi Detached Property
- Added Conservatory
- Off Road Parking
- Freehold
- Three Bedrooms
- Perfect Family Home
- EPC Rating TBC
- Detached Garage
- Bursting With Potential
- Council Tax Band B

## Ground Floor

### Entrance

UPVC double glazed French doors to the Porch.

### Porch

6'9 x 1'6 (2.06m x 0.46m)

Tiled flooring, UPVC double glazed frosted door to the hallway.

### Hallway

12'10 x 6'9 (3.91m x 2.06m)

Central heating radiator, smoke alarm, under stairs storage cupboard, wood effect laminate flooring, single glazed doors to two reception rooms, kitchen and staircase to the first floor.

### Reception Room One

13 x 11'5 (3.96m x 3.48m)

UPVC double glazed bay window, central heating radiator, coving, five feature wall lights, electric fire with stone hearth and surround, single glazed frosted sliding doors to reception room two.

### Reception Room Two

11'8 x 11'5 (3.56m x 3.48m)

Coving, electric fire with marble effect hearth and surround, UPVC double glazed sliding door to the conservatory.

### Conservatory

9'5 x 6'11 (2.87m x 2.11m)

UPVC double glazed frosted window, polycarbonate roof, UPVC double glazed sliding door to the rear.

### Kitchen

16'6 x 6'9 (5.03m x 2.06m)

Two UPVC double glazed windows, central heating radiator, a range of white wall and base units, granite effect surface and splash backs, composite one and a half sink and drainer with mixer tap, integrated electric double oven with a four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, plumbing for washing, integrated breakfast bar, tiled flooring, UPVC double glazed frosted door to the rear.

## First Floor

### Landing

7'4 x 6'7 (2.24m x 2.01m)

UPVC double glazed frosted window, smoke alarm, doors to three bedrooms and shower room.

### Bedroom One

12'1 x 11'5 (3.68m x 3.48m)

UPVC double glazed window, central heating radiator, ceiling rose, fitted wardrobes.

### Bedroom Two

12'5 x 11'5 (3.78m x 3.48m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes.

## Bedroom Three

6'10 x 6'9 (2.08m x 2.06m)

UPVC double glazed leaded window, central heating radiator.

## Shower Room

8'5 x 6'9 (2.57m x 2.06m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of an electric feed double shower enclosure, low basin WC, pedestal wash basin with mixer tap, integrated linen cupboard, spotlights, loft hatch, tiled elevations, wood effect laminate flooring.

## External

### Front

Laid to lawn garden with paving, mature shrubs and gated off road parking.

### Rear

Enclosed garden with laid to lawn, paving, bedding, mature shrubs and access to a detached garage.



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