



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.

Oak Street, Blackburn, BB6 7PZ

£125,000

AN ENVIABLE MID TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and neutral decoration, this exceptional two bedroom mid terraced property is being proudly welcomed to the market in the most idyllic location of Great Harwood. With two double bedrooms, two living areas and not being overlooked from the rear, this property is the perfect home for any small family or couple to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room guides you through to the kitchen. The first floor comprises of doors on to two double bedrooms and a contemporary three piece bathroom. Externally there is an enclosed yard at the rear with outbuilding and courtyard to the front.

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

Oak Street, Blackburn, BB6 7PZ

£125,000



- Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: TBC
- Two Reception Rooms
- Three Piece Bathroom
- Leasehold
- Two Double Bedrooms
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Vestibule

4'6 x 3'1 (1.37m x 0.94m)

Composite double glazed frosted entrance door, coving, tiled flooring and single glazed door to hall.

Hall

9'10 x 3'1 (3.00m x 0.94m)

Central heating radiator, smoke alarm, coving, wood effect laminate floor, stairs to first floor and doors to two reception rooms.

Reception Room One

11' x 10' (3.35m x 3.05m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Reception Room Two

14'3 x 13'5 (4.34m x 4.09m)

UPVC double glazed box window, central heating radiator, coving, gas fire, TV point, under stairs storage and door to kitchen.

Kitchen

9'7 x 8'1 (2.92m x 2.46m)

UPVC double glazed box window, central heating radiator, spotlights, range of wood effect wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric double oven, four burner gas hob, extractor hood, space for fridge, plumbing for slimline dishwasher, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

5'4 x 4'10 (1.63m x 1.47m)

Smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

13'5 x 10'11 (4.09m x 3.33m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'3 x 8'2 (4.04m x 2.49m)

UPVC double glazed window, central heating radiator, boiler cupboard and over stairs storage.

Bathroom

10'4 x 4'10 (3.15m x 1.47m)

UPVC double glazed frosted window, central heating towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, extractor fan, tile effect PVC panel elevation, PVC to ceiling and wood effect laminate flooring.

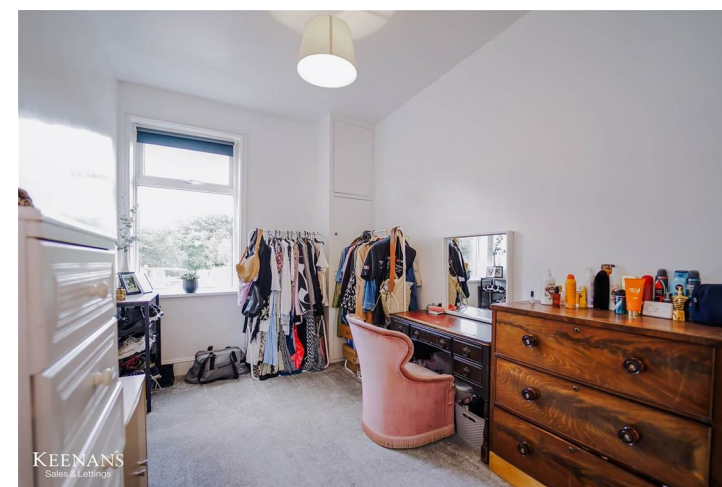
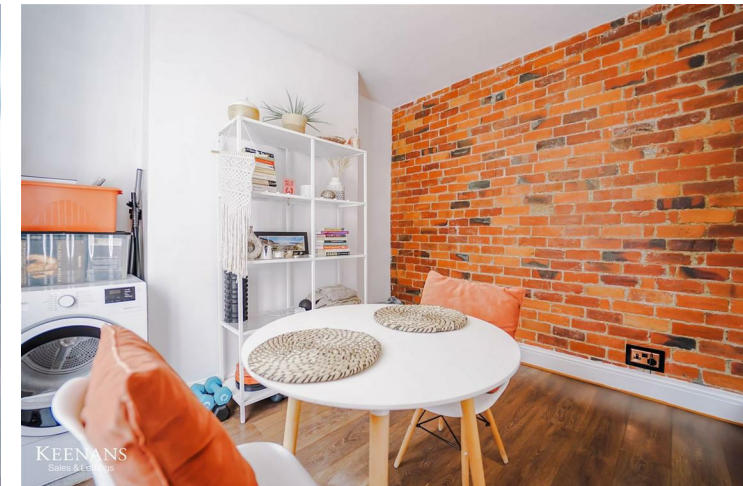
External

Front

Courtyard.

Rear

Indian stone paved yard and outbuilding.



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