

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			84
(81-91) B			
(69-80) C		69	
(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.

## Poplar Avenue, Blackburn, BB6 7RZ

### Offers Over £130,000

AN ENVIABLE MID TERRACED PROPERTY

Having been presented and updated 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 sought after location of Great Harwood. With two double bedrooms, open plan living space and stylish decoration throughout, 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 first reception room provides open access on to the second reception room which leads on to the kitchen. The first floor comprises of doors on to two double bedrooms and a three piece bathroom. Externally there is an enclosed yard at the rear with decking and Indian stone patio.

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



# Poplar Avenue, Blackburn, BB6 7RZ

## Offers Over £130,000



- Tenure Leasehold
- On Street Parking
- Two Spacious Reception Rooms
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Mid Terraced Property
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C
- Two Bedrooms
- Ideal First Time Buy Ready To Move Into

### Ground Floor

#### Entrance

UPVC double glazed frosted door to vestibule.

#### Vestibule

4'1 x 3'3 (1.24m x 0.99m)

Coving, dado rail, meter cupboard and open to hall.

#### Hall

10'1 x 3'3 (3.07m x 0.99m)

Central heating radiator, coving, dado rail, hard wood doors to two reception rooms and stairs to first floor.

#### Reception Room One

13'6 x 12'1 (4.11m x 3.68m)

UPVC double glazed box window, central heating radiator, coving, gas fire with tiled hearth and surround, meter cupboard and television point.

#### Reception Room Two

12'11 x 12'8 (3.94m x 3.86m)

UPVC double glazed window, central heating radiator, coving and door to kitchen.

#### Kitchen

13'7 x 9'5 (4.14m x 2.87m)

UPVC double glazed box window, central heating radiator, range of white wall and base units, wood effect surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring induction hob, extractor hood, space for fridge freezer, plumbed for washing machine, integrated boiler, spotlights, tiled effect vinyl flooring and UPVC double glazed leaded door to rear.

### First Floor

#### Landing

13' x 5'3 (3.96m x 1.60m)

Loft access, smoke alarm, coving, dado rail, doors to two bedrooms and bathroom.

#### Bedroom One

15'4 x 11'1 (4.67m x 3.38m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and spotlights.

#### Bedroom Two

13'1 x 10'3 (3.99m x 3.12m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bathroom

7'9 x 5'3 (2.36m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin, PVC panelled bath with direct feed shower and mixer tap, tiled elevation, spotlights, extractor fan and wood effect lino flooring.

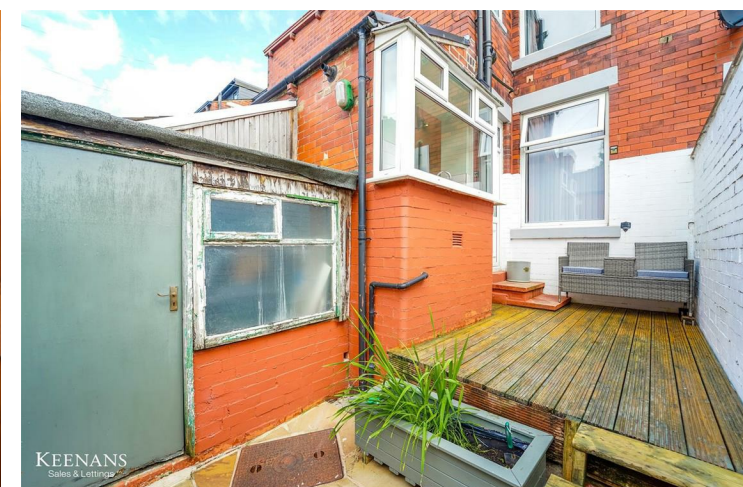
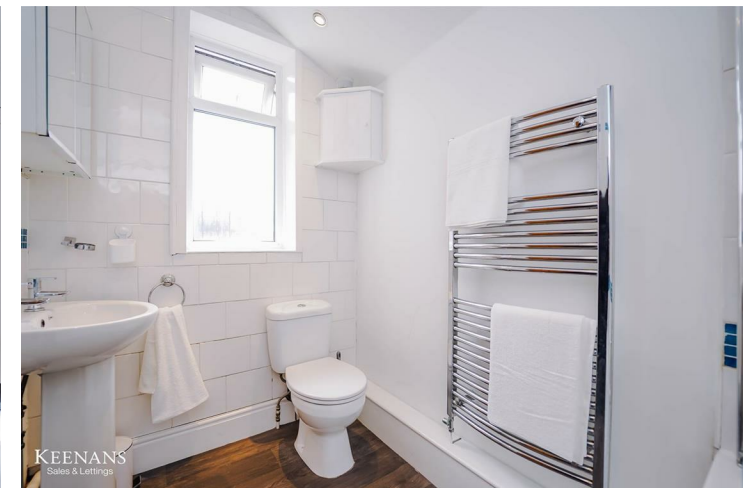
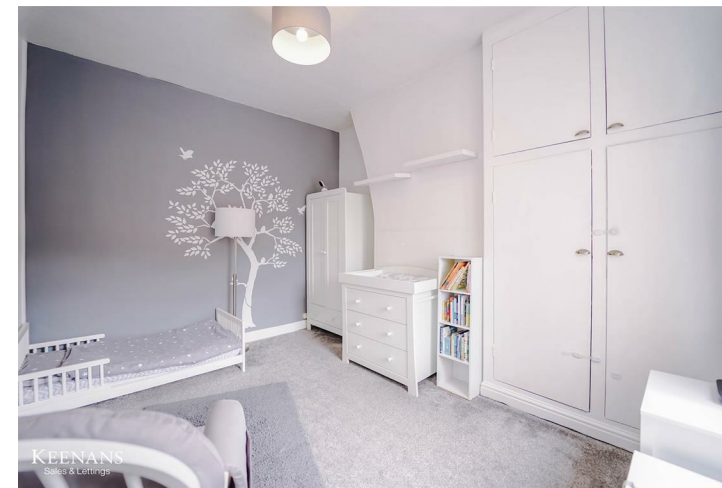
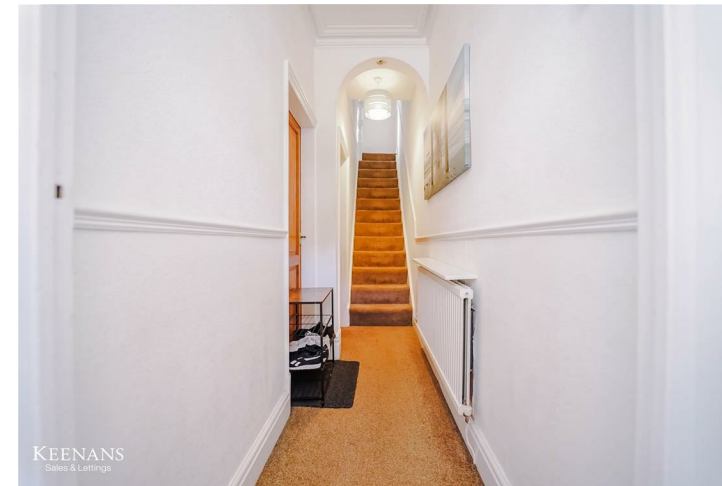
### External

#### Front

Courtyard.

#### Rear

Enclosed yard with decking, Indian stone paving and access to outbuilding.



Tel: 01254389384

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)