

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		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(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.

Livesey Branch Road, Blackburn, BB2 4LU Offers In The Region Of £95,000

THE PERFECT INVESTMENT OPPORTUNITY WITH TENANT IN SITU

Offering an abundance of indoor space, neutral decoration and two living areas, this fantastic three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Blackburn. With the property being sold with a tenant in situ, this is the perfect investment opportunity for any landlord to add to their portfolio! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Chorley, Darwen and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to a second reception room which leads on to the kitchen. The kitchen provides access out to the rear and houses a staircase to the first floor. The first floor comprises of doors on to three bedrooms and a four piece family bathroom. Externally there is an enclosed yard to the rear.

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

Livesey Branch Road, Blackburn, BB2 4LU

Offers In The Region Of £95,000

 3  1  2  E

- End Of Terrace House
- Four Piece Family Bathroom Suite
- Close Proximity To Amenities
- EPC Rating E
- Three Spacious Bedrooms
- Ideal Rental Investment
- Tenure Freehold
- Two Reception Rooms
- Enclosed Yard To Rear
- Council Tax Band A

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

3';11 x 3'6 (0.91m;3.35m x 1.07m)

Wood effect laminate flooring and door to reception room one.

Reception Room One

16'2 x 12'11 (4.93m x 3.94m)

UPVC double glazed window, central heating radiator, television point, understairs storage, wood effect laminate flooring and door to reception room two.

Reception Room Two

15'0 x 12'10 (4.57m x 3.91m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point and wood effect laminate flooring.

Kitchen

13'4 x 6'7 (4.06m x 2.01m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surfaces, tiled splashback, stainless steel sink and drainer with mixer taps, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, main Eco boiler, tiled flooring, UPVC double glazed frosted door and stairs to first floor.

First Floor

Landing

7'0 x 6'10 (2.13m x 2.08m)

UPVC double glazed window, smoke detector and doors to three bedrooms and bathroom.

Bedroom One

14'11 x 8'3 (4.55m x 2.51m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'3 x 9'3 (4.04m x 2.82m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'11 x 6'9 (3.02m x 2.10m)

UPVC double glazed window and central heating radiator.

Bathroom

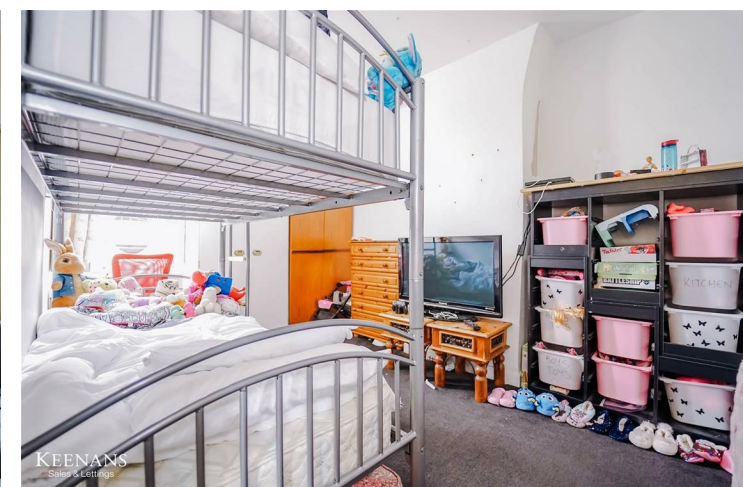
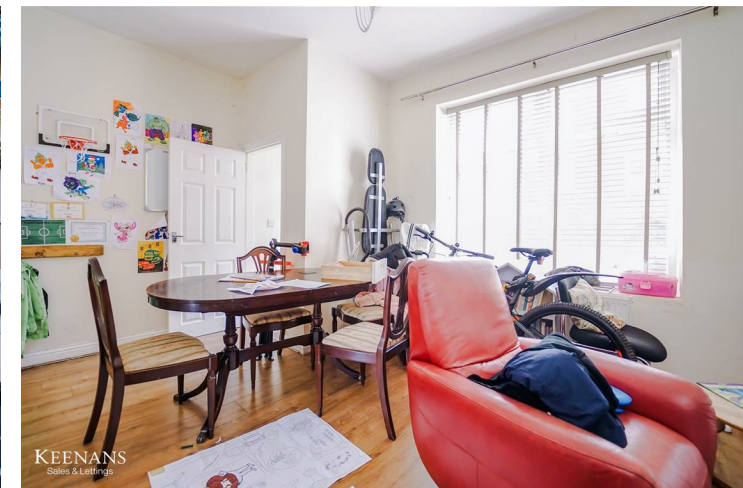
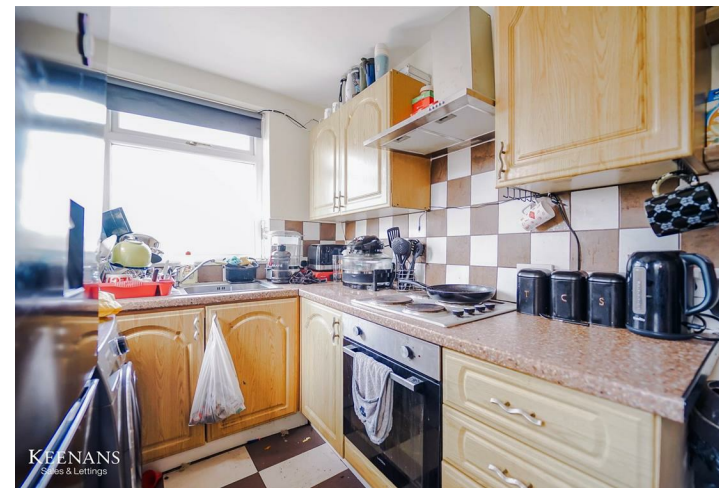
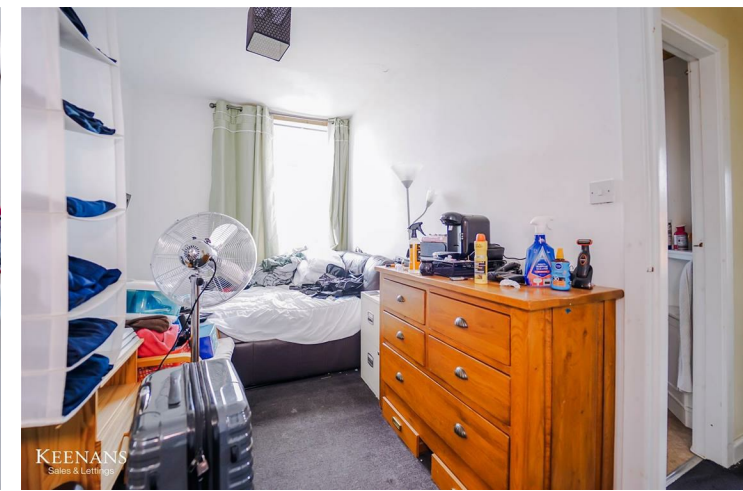
10'11 x 7'0 (3.33m x 2.13m)

UPVC double glazed frosted window, central heating towel rail, four piece suite, dual flush WC, electric feed shower enclosure, pedestal wash basin with mixer taps, wood panel bath with mixer taps and dual feed shower, tiled elevations, spotlights, wood cladding to ceiling, extractor fan and lino flooring.

External

Rear

Enclosed yard.



Tel: 01254916276

www.keenans-estateagents.co.uk