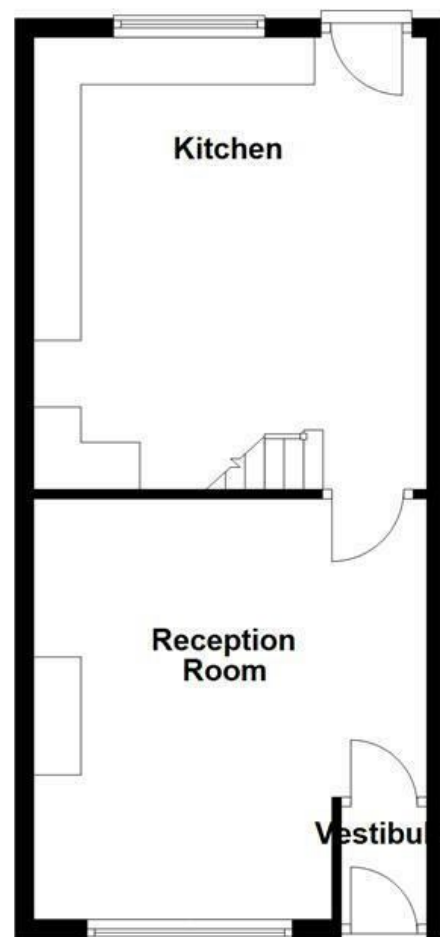
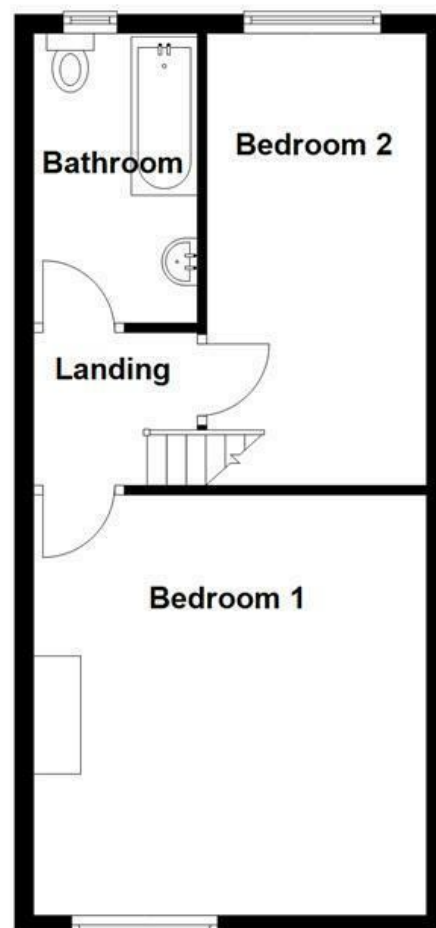


Ground Floor



First Floor



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			85
(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.

## Livesey Branch Road, Blackburn, BB2 4QL

### £95,000

WELL PRESENTED HOME WITH A TENANT IN SITU!

Welcome to this charming property located on Livesey Branch Road in Blackburn. This delightful house is perfect for a savvy investors looking for a promising opportunity.

Upon entering, you are greeted by a spacious and bright interior that is sure to make you feel right at home. The modern decor adds a touch of elegance to the property, creating a welcoming atmosphere for you and your guests.

Situated in a convenient location, this home offers easy access to a variety of local amenities, making everyday tasks a breeze. Whether you're looking to run errands, dine out, or simply enjoy the surroundings, everything you need is just a stone's throw away.

Don't miss out on the chance to own this well-presented property that has so much potential. Book a viewing with our Accrington branch today and discover the endless possibilities that this house has to offer.

# Livesey Branch Road, Blackburn, BB2 4QL

£95,000



- Mid Terrace House
- Two Spacious Bedrooms
- Well Presented Reception Room
- Three Piece Bathroom Suite
- Contemporary Fitted Kitchen
- Close To Local Amenities
- Ideal First Time Buy
- Tenure Freehold
- Council Tax Band A
- EPC Rating C

## Entrance

### Vestibule

3'11 x 3'3 (1.19m x 0.99m)

UPVC door to reception room.

### Reception Room

14'7 x 13'8 (4.45m x 4.17m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, gas fire with wooden mantle and surround and door to kitchen.

### Kitchen

15'3 x 13'8 (4.65m x 4.17m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate surfaces, stainless steel sink and drainer with mixer taps, tiled splashbacks, free standing range cooker, extractor fan, space for fridge freezer, plumbing for washing machine, vinyl flooring, understairs storage, door to rear and stairs to first floor.

## First Floor

### Landing

5'7 x 5'0 (1.70m x 1.52m)

Smoke detector, doors to two bedrooms and bathroom.

### Bedroom One

14'7 x 13'8 (4.45m x 4.17m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

15'5 x 7'6 (4.70m x 2.29m)

UPVC double glazed window and central heating radiator.

### Bathroom

9'0 x 5'4 (2.74m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer taps, panel bath with mixer taps, direct feed overhead shower, part tiled elevations, LED spotlights and vinyl flooring.

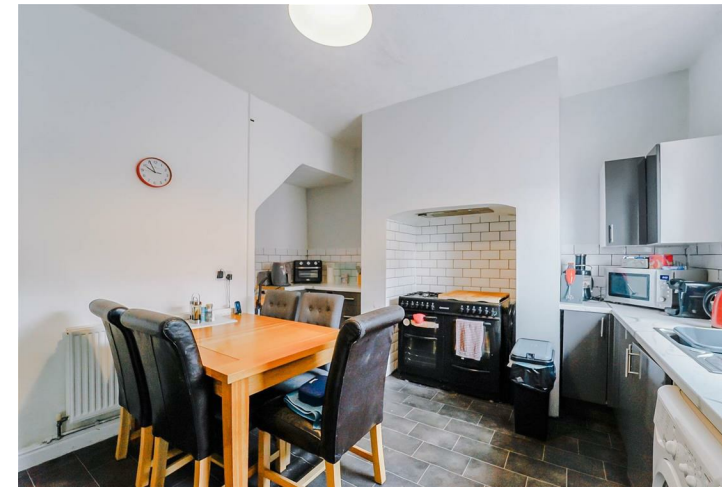
## External

### Front

Paved courtyard with bedding areas.

### Rear

Enclosed paved yard and access to a timber shed.



Tel: 01254916276

www.keenans-estateagents.co.uk