



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			87
(81-91) B		72	
(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.

Flowers Close, Blackburn, BB2 4FW

£165,000

AN ENVIABLE SEMI DETACHED PROPERTY

Having been presented and updated to the most immaculate standard throughout with stylish interior, modern fixtures and fittings and neutral decoration, this exceptional two double bedroom semi detached property is being proudly welcomed to the market in the sought after location of Blackburn on a popular estate. With off road parking, gardens to both the front and the rear and added conservatory space, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Darwen, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and WC. The reception room leads openly on to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units, high quality integrated appliances and leads on to a conservatory. The first floor comprises of doors on to two generously sized bedrooms and a modern bathroom. Externally there is an enclosed garden with paving, laid to lawn and bedding areas with mature shrubs. To the front there is a laid to lawn garden with mature shrubs and off road parking for up to two cars.

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

Flowers Close, Blackburn, BB2 4FW

£165,000



- Exquisite Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating C
- Two Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Three Piece Bathroom
- Immaculate Gardens to Front and Rear
- Council Tax Band B

Ground Floor

Entrance Hall

5'0 x 3'4 (1.52m x 1.02m)

Composite double glazed frosted front door, central heating radiator, coving, meter cupboard, doors leading to WC and reception room.

WC

5'0 x 3'4 (1.52m x 1.02m)

UPVC double glazed frosted window, central heating radiator, low base WC and wall mounted wash basin with traditional taps.

Reception Room

14'7 x 12'1 (4.45m x 3.68m)

UPVC double glazed window, central heating radiator, coving, smoke detector, television point, understairs storage, wood effect laminate flooring, open to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'7 x 8'6 (4.45m x 2.59m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect worktops, inset stainless steel sink with high spout spring mixer tap, integrated electric Beko oven with four ring Russell Hobbs gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, spotlights, coving, wood effect laminate flooring and aluminium double glazed sliding door to conservatory.

Conservatory

12'5 x 6'11 (3.78m x 2.11m)

UPVC double glazed window, feature wall light, polycarbonate roof, tiled effect vinyl Kamdean flooring and UPVC double glazed door to rear.

First Floor

Landing

6'3 x 3'7 (1.91m x 1.09m)

Smoke detector, loft access, doors leading to two bedrooms and bathroom.

Bedroom One

11'5 x 11'1 (3.48m x 3.38m)

UPVC double glazed window, central heating radiator, spotlights, television point and over stairs storage.

Bedroom Two

9'5 x 7'11 (2.87m x 2.41m)

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

Bathroom

6'1 x 5'6 (1.85m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap, direct feed rainfall shower and rinse head, tiled elevations, PVC panel elevations to ceiling, spotlights, extractor fan and wood effect laminate flooring.

External

Rear

Tiered garden with paving and laid to lawn.

Front

Laid to lawn and off road parking.



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