



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.

Whinney Lane, Blackburn, BB2 7BX

£259,950

AN OUTSTANDING FAMILY HOME

Offering spacious rooms, gardens to both the front and the rear and detached garage, this enviable three bedroom semi detached property is being proudly welcomed to the market in the most desirable location of Blackburn. With a double storey extension to the rear, neutral decoration and three double bedrooms, this property is the perfect family home truly not to be missed situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Clitheroe, Chorley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen and houses a staircase to the first floor. The kitchen leads on to a second reception room. The first floor comprises of doors on to three double bedrooms and a modern bathroom. Externally there is an enclosed laid to lawn garden with paving, bedding, mature shrubs and access on to a detached garage. To the front there is a stone chip garden with off road parking and access to the garage.

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

Whinney Lane, Blackburn, BB2 7BX

£259,950



- Immaculate Semi Detached Property
- Ample Living Space
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Modern Fitted Kitchen
- Tenure Freehold
- Three Piece Bathroom Suite
- Enclosed Garden to Rear
- Council Tax Band C

Ground Floor

Entrance Hall

13'9 x 5'10 (4.19m x 1.78m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, picture rail, doors leading to reception room, kitchen and stairs to first floor.

Reception Room One

17'4 x 11'11 (5.28m x 3.63m)

Hardwood double glazed bay window, central heating radiator, coving, television point, gas fire with marble effect hearth and surround.

Kitchen

13'6 x 9'3 (4.11m x 2.82m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, Worcester boiler, understairs storage, tiled flooring and open to reception room two.

Reception Room Two

12'11 x 8'9 (3.94m x 2.67m)

Upright central heating radiator, coving, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

9'3 x 5'10 (2.82m x 1.78m)

UPVC double glazed frosted window, doors leading to three bedrooms, bathroom and storage cupboard.

Bedroom One

13'2 x 12'1 (4.01m x 3.68m)

Hardwood double glazed leaded bay window, central heating radiator and fitted wardrobes.

Bedroom Two

12'4 x 10'1 (3.76m x 3.07m)

UPVC double glazed window, central heating radiator and loft access.

Bedroom Three

13'6 x 9'4 (4.11m x 2.84m)

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

Bathroom

6'5 x 5'9 (1.96m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, panel bath with traditional taps and direct feed shower overhead, pedestal wash basin with mixer tap, dual flush WC, tiled elevations and tiled effect vinyl flooring.

External

Rear

Laid to lawn garden with paving, mature shrubbery, bedding areas and access to garage.

Front

Stone chip garden, off road parking and access to garage.



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