



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			83
(81-91) B			
(69-80) C		71	
(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.

East Lancashire Road, Blackburn, BB1 9QZ

£259,950

A BEAUTIFUL THREE BEDROOM FAMILY HOME

Nestled in the heart of Blackburn, along the prestigious East Lancashire Road, lies a charming family home waiting to embrace its new owners. This delightful property boasts three bedrooms, perfect for a growing family or those in need of extra space.

As you arrive, you are greeted by ample off-road parking, a rare find in such a desirable location. The house sits proudly on a generously sized corner plot, offering not only privacy but also the opportunity to create your own outdoor oasis. The beautiful gardens surrounding the property provide a tranquil escape from the hustle and bustle of everyday life.

Whether you envision cosy family gatherings in the spacious living areas or peaceful moments in the well-appointed bedrooms, this house offers a perfect blend of comfort and style. With its convenient location and charming features, this property on East Lancashire Road is a true gem waiting to be discovered.

East Lancashire Road, Blackburn, BB1 9QZ

£259,950



- Beautifully Presented Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Three Piece Shower Room
- Immaculate Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

12'9 x 8'6 (3.89m x 2.59m)
UPVC double glazed frosted door and window, central heating radiator, smoke detector, Karndean flooring, door leading to bedroom three, open access to dining room and stairs to first floor.

Bedroom Three

12'9 x 9'6 (3.89m x 2.90m)
UPVC double glazed window and central heating radiator.

Dining Room

17'11 x 9'1 (5.46m x 2.77m)
Two UPVC double glazed windows, central heating radiator, spotlights, Karndean flooring, open access to reception room and door to kitchen.

Reception Room

12'9 x 9'8 (3.89m x 2.95m)

First Floor

Kitchen

9'6 x 9'1 (2.90m x 2.77m)
UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four burner electric hob and extractor hood, tiled splashback, integrated dishwasher and washing machine, space for fridge freezer, tiled effect flooring and UPVC double glazed frosted door to rear.

Landing

9'10 x 7'5 (3.00m x 2.26m)
UPVC double glazed window, central heating radiator, loft access, smoke detector, doors leading to two bedrooms, family shower room and storage cupboard.

Bedroom One

16'9 x 10'1 (5.11m x 3.07m)
Two UPVC double glazed windows, central heating radiator, fitted wardrobes and dresser.

Bedroom Two

16'9 x 9'8 (5.11m x 2.95m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Shower Room

7'5 x 4'4 (2.26m x 1.32m)
UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, walk-in direct feed rainfall shower with rinse head, PVC cladding to ceiling, spotlights, PVC panelling and lino flooring.

External

Rear

Paved patio, slate chippings and bedding areas.



Tel: 01254916276

www.keenans-estateagents.co.uk