

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	80

EU Directive 2002/91/EC

England & Wales

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.

## Millwood Close, Blackburn, BB2 4UG

### £230,000

A SPACIOUS THREE BEDROOM DETACHED PROPERTY IN BLACKBURN WITH OFF ROAD PARKING AND A GARAGE

We are proud to present this fantastic three bedroom detached property to the market in Blackburn. Boasting spacious rooms throughout, a conservatory to the rear, three good size bedrooms, stunning gardens to the rear, off road parking, a garage and an en suite to the main bedroom this property should not be missed! Situated in the heart of Blackburn, the property is close to local schools, bus routes and amenities making it ideal for a small/ growing family.

Comprising briefly; entrance via the front door to a welcoming porch. the porch leads into the reception room. The reception room is open to the dining room and has stairs to the first floor. The dining room has doors to the conservatory and the kitchen. The conservatory has patio doors to the rear. The first floor houses a landing which has doors leading to two storage cupboards, three good size bedrooms and a family bathroom. The main bedroom leads to a three piece en suite.

For further information, or to arrange a viewing, please contact our Blackburn team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Millwood Close, Blackburn, BB2 4UG

£230,000



- Tenure Freehold
- Off Road Parking With Garage
- Contemporary Fitted Kitchen With Three Piece Bathroom Suite And En Suite
- Easy Access To Transport Links
- Council Tax Band C
- Spacious Three Bedroom Detached Property
- Ample Sized Rear Garden With Raised Pergolas And Timber Shed
- EPC Rating D
- Ideal Family Home With Viewing Essential
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

Via a UPVC double glazed door to porch.

### Porch

4'8 x 3'3 (1.42m x 0.99m)

UPVC double glazed window, central heating radiator, wood effect laminate floor and door to reception room.

### Reception Room

15'6 x 11'1 (4.72m x 3.38m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, gas fire with marble surround, television point, open to dining room and stairs to first floor.

### Dining Room

13'4 x 8'2 (4.06m x 2.49m)

Central heating radiator, coving, ceiling rose, door to kitchen and UPVC double glazed sliding doors to conservatory.

### Kitchen

10'11 x 8'3 (3.33m x 2.51m)

UPVC double glazed window, wood effect wall and base units with granite effect surfaces, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven, integrated microwave, integrated fridge freezer, four ring induction hob and extractor hood, tiled elevations, tiled flooring and door to storage cupboard.

### Conservatory

12'9 x 12'1 (3.89m x 3.68m)

Eight UPVC double glazed windows, central heating radiator, spotlights, television point, tile effect flooring and UPVC double glazed patio doors to rear.

## First Floor

### Landing

10' x 8'3 (3.05m x 2.51m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, loft access, doors to two storage cupboards, three bedrooms and bathroom.

### Bedroom One

11'1 x 11' (3.38m x 3.35m)

UPVC double glazed window, central heating radiator and door to en suite.

### En Suite

8'11 x 2'11 (2.72m x 0.89m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, low level WC, vanity top wash basin with mixer tap, enclosed direct feed shower, wood effect laminate flooring, tiled elevations and extractor fan.

### Bedroom Two

13'3 x 9'8 (4.04m x 2.95m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Three

8'2 x 7'8 (2.49m x 2.34m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'5 x 6'2 (1.96m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity top wash basin, panel bath with mixer tap and electric feed shower, tiled elevations, extractor fan and wood effect laminate flooring.

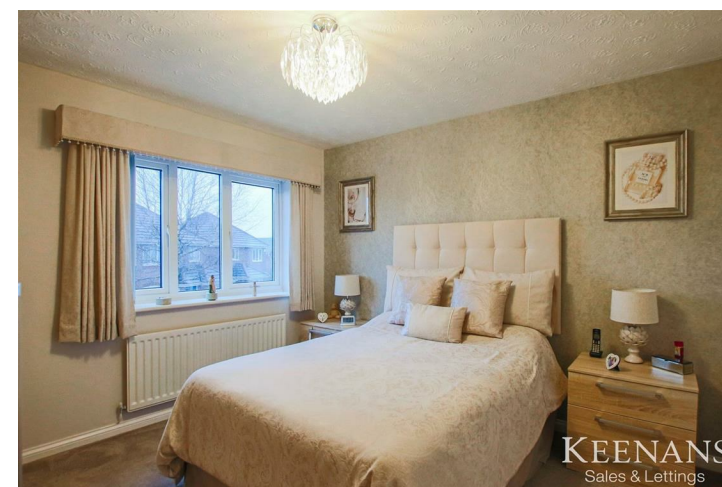
### External

### Front

Block paved driveway for multiple vehicles and leading to a garage.

### Rear

Enclosed multi tiered patio garden with wood chip, bedding areas and artificial lawn.



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