



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		53	
(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.

Pine Street, Blackburn, BB1 6LN

£120,000

A FANTASTIC END TERRACED PROPERTY

Offering spacious rooms, neutral decoration and two generously sized bedrooms, this fantastic end terraced property is being proudly welcomed to the market in the sought after location of Blackburn. A complete blank canvas, this property, once updated, has the potential to be the perfect first time home truly not to be missed! With two reception rooms, fantastic kitchen extension and bursting with potential, this property is truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Accrington, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room guides you through to a kitchen. The first floor comprises of doors on to two bedrooms and a bathroom. Externally there is an enclosed yard to the rear.

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

Pine Street, Blackburn, BB1 6LN

£120,000



- Tenure Leasehold
- On Street Parking
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Network Links
- Council Tax Band A
- Spacious End Terraced Property
- Viewing Essential
- EPC rating E
- Two Reception Rooms
- Enclosed Ample Sized Rear Yard

Ground Floor

enclosed yard with gate to shared access road.

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'11 x 3'2 (1.19m x 0.97m)

Meter cupboard, single glazed frosted door to hall.

Hall

11'2 x 3'2 (3.40m x 0.97m)

Central heating radiator, doors to two reception rooms and stairs to first floor.

Reception Room one

12' x 9'8 (3.66m x 2.95m)

UPVC double glazed window, central heating radiator, coving and television point.

Reception Room Two

14'9 x 13'3 (4.50m x 4.04m)

UPVC double glazed window, hard wood single glazed frosted window, central heating radiator, gas heater, television point, integrated alcove storage, under stairs storage and door to kitchen.

Kitchen

13'3 x 8'6 (4.04m x 2.59m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for oven, fridge freezer and washing machine, wood effect lino and UPVC double glazed frosted door to rear.

First Floor

Landing

9'11 x 4' (3.02m x 1.22m)

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'3 x 12' (4.04m x 3.66m)

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

Bedroom Two

8'8 x 6'11 (2.64m x 2.11m)

UPVC double glazed window and central heating radiator.

Bathroom

13'3 x 5'5 (4.04m x 1.65m)

UPVC double glazed frosted window, central heated radiator, three piece suite, corner panelled bath with mixer tap, pedestal wash basin with mixer tap, dual flush WC, Vaillant boiler, tiled elevation and wood effect lino.

External

Rear



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