



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

## Plantation Road, Blackburn, BB2 4QA

### £130,000

AN IMPRESSIVE FIRST TIME HOME

Having been presented and maintained beautifully throughout with spacious rooms, two generously sized bedrooms and stylish decoration, this enviable mid terraced property is being proudly welcomed to the market in the sought after location of Blackburn. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Chorley, Darwen and major motorway links. With modern fixtures and fittings, modern shower room and being in a convenient location, this property is the perfect home ready to move straight into!

The property comprises briefly; an entrance hallway leads through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a fitted kitchen. The first floor comprises of doors on to two bedrooms and a modern three piece shower room suite. Externally there is an enclosed yard to the rear with decking and courtyard to the front.

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

# Plantation Road, Blackburn, BB2 4QA

£130,000



- Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Three Piece Shower Room
- Leasehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

## Ground Floor

### Vestibule

4'2 x 3'4 (1.27m x 1.02m)

UPVC double glazed frosted entrance door, coving and hardwood single glazed frosted door to hall.

### Hall

10'7 x 3'4 (3.23m x 1.02m)

Coving, corbels, stairs to first floor and doors to two reception rooms.

### Reception Room One

12'4 x 10'8 (3.76m x 3.25m)

UPVC double glazed window, central heating radiator, coving, picture rail, ceiling rose and meter cupboard.

### Reception Room Two

17'5 x 14'6 (5.31m x 4.42m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, TV point, marble effect hearth, under stairs storage and open access to kitchen.

### Kitchen

10'5 x 8'1 (3.18m x 2.46m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, wood effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, space for freestanding cooker, integrated extractor hood, space for fridge freezer, plumbing for washing machine, Ideal boiler, storage hatch and wood effect lino flooring.

## First Floor

### Landing

9'2 x 6'9 (2.79m x 2.06m)

Feature wall light, loft access, smoke alarm and doors to two bedrooms and shower room.

### Bedroom One

14'6 x 12'4 (4.42m x 3.76m)

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

### Bedroom Two

10'3 x 9'5 (3.12m x 2.87m)

UPVC double glazed window and central heating radiator.

### Shower Room

15'9 x 4'10 (4.80m x 1.47m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower in double enclosure, linen cupboard, granite effect panelled elevations and wood effect lino flooring.

## External

### Front

Courtyard with paving.

## Rear

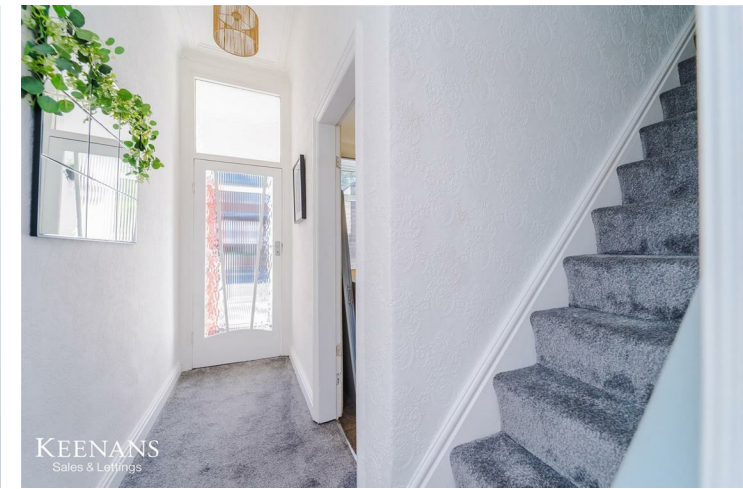
Enclosed yard, decking area and gated access to rear street.

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