

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

Woodstock Crescent, Blackburn, BB2 5AZ

£225,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY

Having been presented and maintained to a high standard throughout with open plan kitchen and living space, off road parking and neutral interior, this deceptively spacious three bedroomed semi-detached property is being proudly welcomed to the property market within the most sought after location of Blackburn on a popular estate. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Chorley, Darwen and major motorway links. Having undergone a full renovation to the highest standard with immaculate presentation, breath-taking views and no chain delay, this property is ready to move straight into!

The property comprises briefly: A welcoming entrance hallway provides access through to a spacious open plan reception room and houses a staircase to the first floor. The reception room leads openly on to a fitted kitchen. The kitchen boasts modern wall and base units and integrated appliances. To the first floor there is a landing with doors leading to three generously sized bedrooms and a modern family bathroom. Externally, to the rear, the property boasts a fantastic garden with laid to lawn and stone chipped areas as well as access to the detached garage. To the front of the property there is laid to lawn garden with access to the detached garage and driveway.

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

Woodstock Crescent, Blackburn, BB2 5AZ

£225,000



- Immaculate Semi Detached Property
- Undergone Full Renovation
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- Open Plan Living
- Tenure Freehold
- Three Piece Bathroom Suite
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Hall

14'2 x 5'7 (4.32m x 1.70m)

Composite double glazed frosted front door, central heating radiator, smoke detector, meter cupboard, understairs storage, door to reception room and stairs to first floor.

Reception Room

23'9 x 10'0 (7.24m x 3.05m)

UPVC double glazed window, two central heating radiators, coving, open to kitchen and UPVC double glazed sliding door to rear.

Kitchen

9'1 x 7'7 (2.77m x 2.31m)

UPVC double glazed window, plinth heater, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric AEG oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, spotlights and wood effect lino flooring.

First Floor

Landing

8'1 x 7'8 (2.46m x 2.34m)

UPVC double glazed window, loft access, smoke detector, doors to three bedrooms and family bathroom.

Bedroom One

12'9 x 10'0 (3.89m x 3.05m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'6 x 8'1 (3.51m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'6 x 6'11 (2.29m x 2.11m)

UPVC double glazed window and central heating radiator.

Bathroom

8'8 x 5'6 (2.64m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap, direct feed rainfall shower and rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan, spotlights, PVC to ceiling, integrated linen cupboard and tiled flooring.

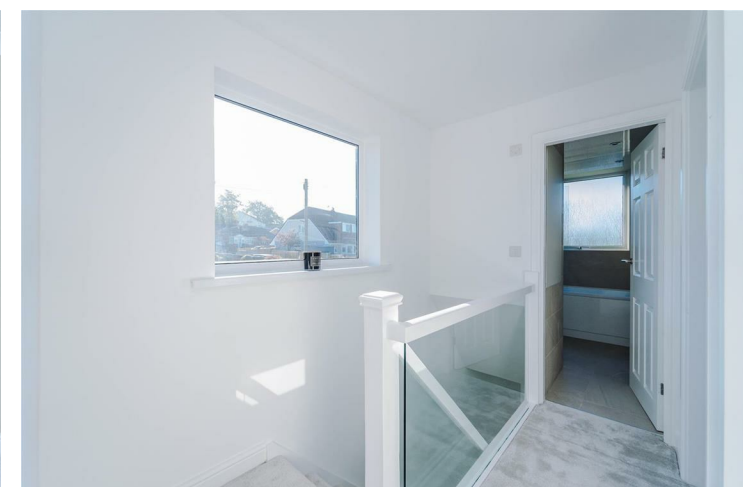
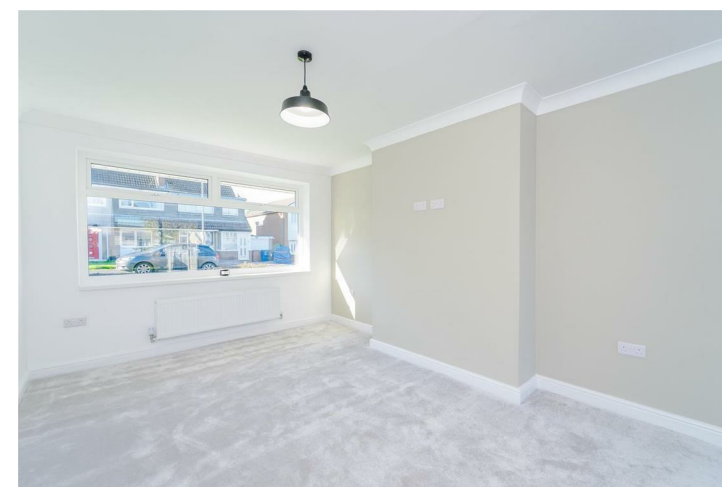
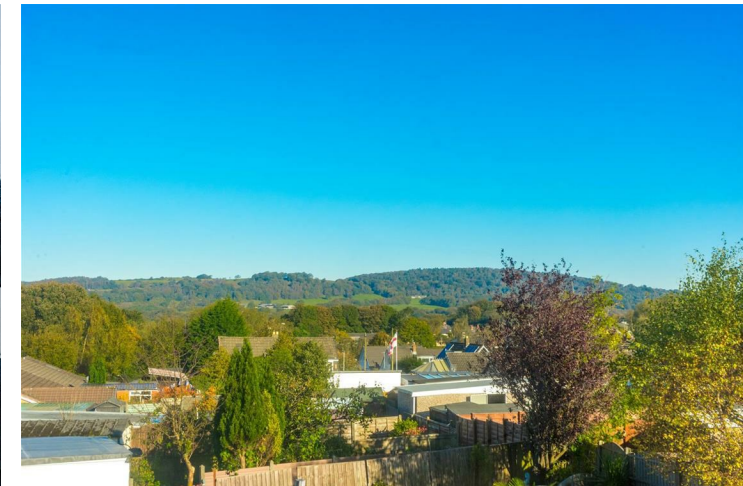
External

Rear

Laid to lawn garden with stone chippings, bedding and access to detached garage.

Front

Laid to lawn garden with concrete resin driveway.



Tel: 01254916276

www.keenans-estateagents.co.uk