


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Livesey Branch Road, Blackburn, BB2 5DB

### Offers Over £200,000

SPACIOUS FAMILY HOME SITUATED ON LARGE PLOT

Situated on Livesey Branch Road in Blackburn, this spacious family home offers an ideal blend of comfort and convenience. The property is perfectly positioned close to local amenities, ensuring that all your daily needs are just a stone's throw away.

As you approach the house, you will be greeted by a generous front drive, providing ample parking space for multiple vehicles. The expansive plot also features a private rear garden, an excellent space for outdoor activities, family gatherings, or simply enjoying a moment of tranquility in your own green oasis.

Inside, the home boasts a spacious open-plan dining kitchen, designed with modern decor and equipped with contemporary appliances. This inviting area is perfect for family meals and entertaining guests, creating a warm and welcoming atmosphere. The overall design of the property reflects a thoughtful approach to family living, ensuring that every corner is both functional and stylish.

This property is not just a house; it is a place where cherished memories can be made. With its spacious layout and prime location, it presents an exceptional opportunity for families seeking a comfortable and convenient lifestyle in Blackburn. Do not miss the chance to make this delightful home your own.



# Livesey Branch Road, Blackburn, BB2 5DB

## Offers Over £200,000

 3  1  1  D

- Tenure Freehold
  - Off Road Parking With Driveway For Numerous Vehicles
  - Viewing Essential
  - Easy Access To Major Commuter Routes
- Council Tax Band C
  - Semi Detached Property
  - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
  - Ideal Family Home
  - Envious Rear Garden Space

### Ground Floor

#### Entrance

UPVC double glazed door to vestibule.

#### Porch

5'10 x 2'8 (1.78m x 0.81m)  
Door to hall.

#### Hall

11'9 x 5'11 (3.58m x 1.80m)  
UPVC double glazed frosted window, central heating radiator, doors to reception room one, kitchen and stairs to first floor.

#### Reception Room

12'3 x 11'5 (3.73m x 3.48m)  
UPVC double glazed bow window, central heating radiator, gas fire with granite surround, television point and hard wood flooring.

#### Kitchen/Dining Area

20'0" x 13'1" (6.12m x 4m)  
Two UPVC double glazed windows, central heating radiator, range of wall and base units, hard wood work tops, space for a four door range cooker, tiled splash back and integrated extractor hood, central island with Belfast sink and mixer tap, space for fridge freezer, integrated dishwasher, tiled floor and UPVC double glazed door to rear.

### First Floor

#### Landing

9'8 x 5'10 (2.95m x 1.78m)  
UPVC double glazed frosted window, doors to three bedrooms and bathroom.

#### Bedroom One

12'2 x 11'10 (3.71m x 3.61m)  
UPVC double glazed window, central heating radiator and loft access.

#### Bedroom Two

12'5 x 11'5 (3.78m x 3.48m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

7'2 x 5'10 (2.18m x 1.78m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

6'4 x 5'4 (1.93m x 1.63m)  
UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, dual flush WC, panelled bath with electric feed overhead shower, PVC elevation and tiled floor.

### External

#### Rear

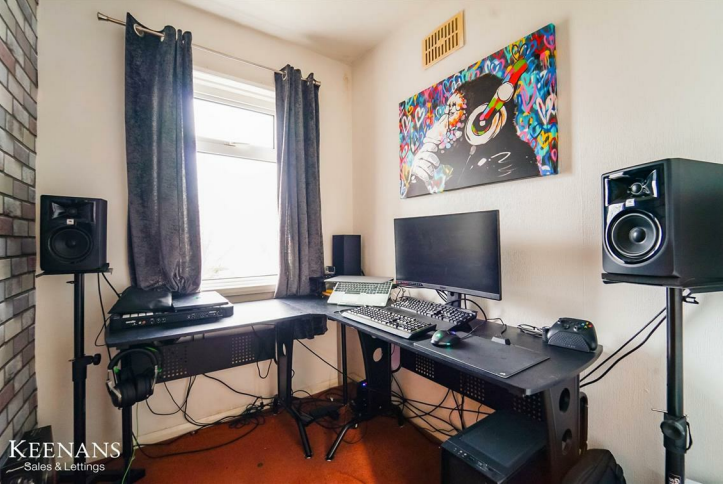
Enclosed laid to lawn garden, bedding areas, mature shrubs and trees, access to detached garage and paving.

### Garage

17' x 9'11 (5.18m x 3.02m)  
Eight hard wood single pane windows, hard wood double doors to enter.

#### Front

Laid to lawn garden, bedding areas, mature shrubs and driveway with access to garage.



Tel: 01254916276

www.keenans-estateagents.co.uk