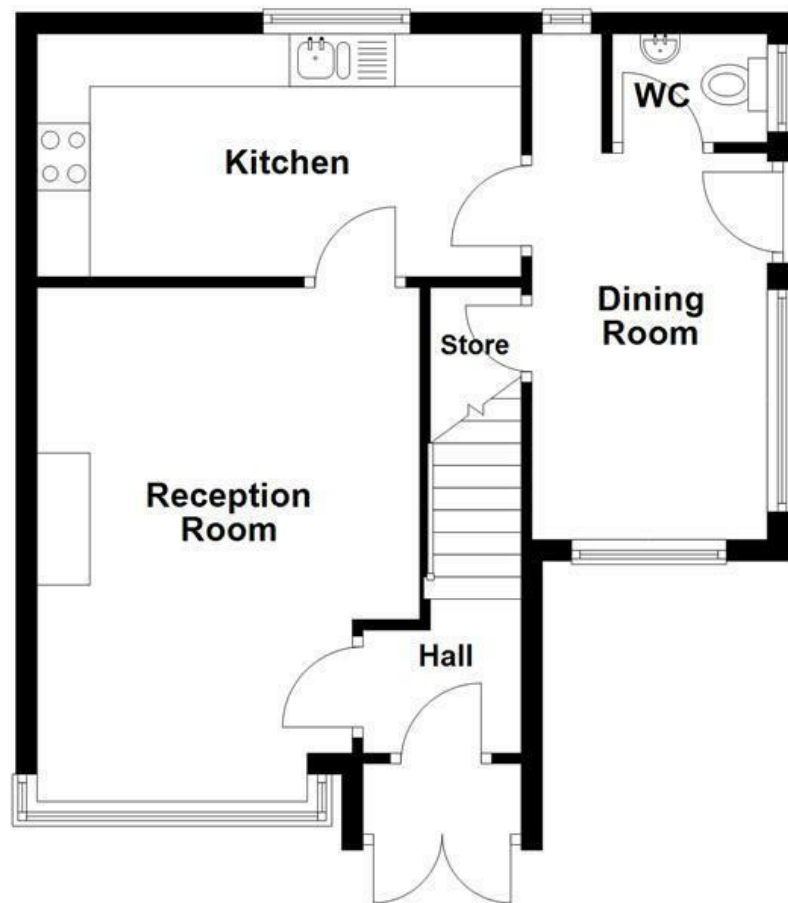
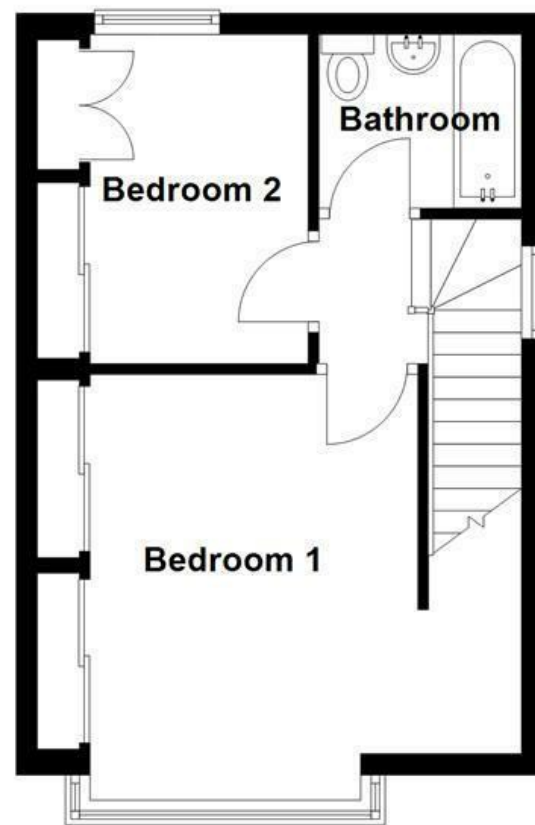





Ground Floor



First Floor



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		
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.

Nansen Road, Blackburn, BB2 2TL

£170,000

EXCEPTIONAL SEMI DETACHED HOME

Situated on the charming Nansen Road in Blackburn, this delightful semi-detached family home offers a perfect blend of comfort and modern living. Boasting two well-proportioned bedrooms, this property is ideal for small families or couples seeking a tranquil retreat.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The recently fitted modern kitchen is a standout feature, designed to meet the needs of contemporary living while offering a stylish and functional space for culinary pursuits. The interior is adorned with neutral decoration throughout, presenting a complete blank canvas for you to personalise and make your own.

The spacious rear garden is a true gem, providing a wonderful outdoor area for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air during the warmer months. Additionally, the property benefits from ample off-road parking at the front, ensuring convenience for you and your guests.

This semi-detached house on Nansen Road is not just a home; it is a lifestyle choice, offering both comfort and potential in a friendly neighbourhood. With its modern amenities and generous outdoor space, this property is a must-see for anyone looking to settle in Blackburn. Don't miss the opportunity to make this charming house your new home.

Nansen Road, Blackburn, BB2 2TL

£170,000

 **2**  **1**  **2**  **C**

- Spacious Semi Detached Property
 - Modern Fitted Kitchen
 - Ample Off Road Parking
 - EPC Rating C
- Two Bedrooms
 - Complete Blank Canvas
 - Tenure Freehold
- Three Piece Bathroom
 - Extensive Rear Garden
 - Council Tax Band B

Ground Floor

Entrance Porch

4'11 x 3'9 (1.50m x 1.14m)
UPVC double glazed French front doors and door to hall.

Hall

3'9 x 3'0 (1.14m x 0.91m)
Door to reception room and stairs to first floor.

Reception Room

14'6 x 11'11 (4.42m x 3.63m)
UPVC double glazed window, central heating radiator, coving, wall mounted living flame electric fire, television point and door to kitchen.

Kitchen

15'2 x 7'7 (4.62m x 2.31m)
Two UPVC double glazed windows, central heating radiator, range of wall and base units with wood effect laminate work surfaces and upstands, composite one and a half bowl sink and drainer with high spout spring mixer tap, integrated high rise oven, four ring electric hob and extractor hood, spotlights, wood effect laminate flooring and door to dining room.

Dining Room

12'1 x 7'4 (3.68m x 2.24m)
Three UPVC double glazed windows, central heating radiator, plumbing for washing machine, wood effect laminate flooring, door to WC and UPVC door to rear.

WC

4'10 x 3'5 (1.47m x 1.04m)
UPVC double glazed frosted window, low basin WC, wall mounted wash basin with traditional taps and wood effect laminate flooring.

First Floor

Landing

6'8 x 4'4 (2.03m x 1.32m)
UPVC double glazed window, doors leading to two bedrooms and bathroom.

Bedroom One

12'0 x 12'0 (3.66m x 3.66m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10'3 x 8'5 (3.12m x 2.57m)
UPVC double glazed window, central heating radiator, fitted wardrobe and storage.

Bathroom

6'4 x 5'5 (1.93m x 1.65m)
UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panel bath with mixer tap and electric feed shower overhead, partially tiled elevations and wood effect laminate flooring.

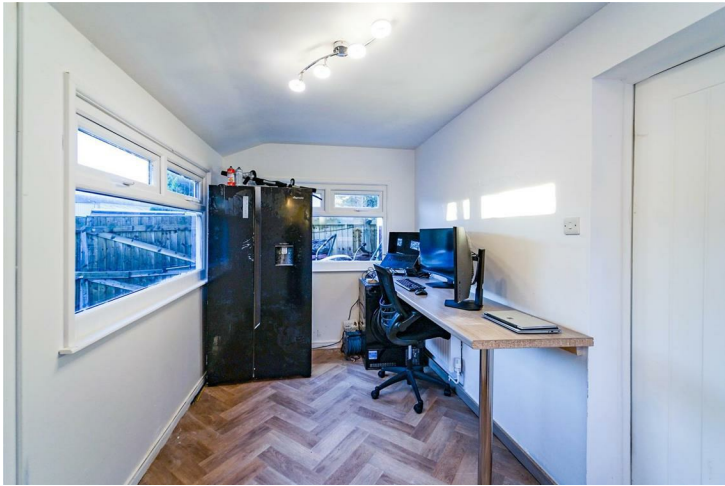
External

Rear

Laid to lawn garden with paved patio.

Front

Stone chip driveway and paving.



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