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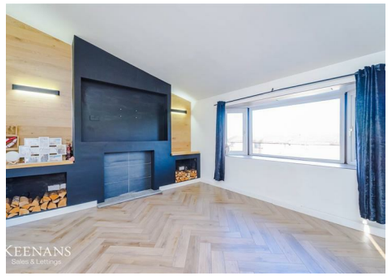
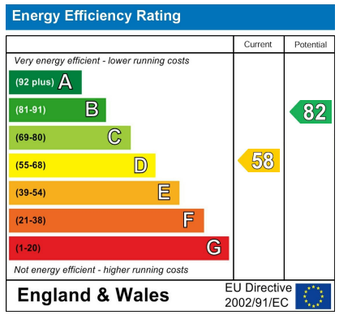
Sales & Lettings

Ground Floor





Cranshaw Drive, Blackburn, BB1 8RE

£160,000

AN ENVIABLE SEMI DETACHED PROPERTY

Having been updated and presented to the highest standard throughout with stylish interior, modern fixtures and fittings and enviable garden space, this outstanding two bedroom semi detached property is being proudly welcomed to the market in the sought after location of Blackburn on a quiet cul de sac. With impressive double garage, neutral decoration and fantastic media wall to the living room, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Clitheroe, Accrington and major motorway links.

The property comprises briefly; a welcoming and spacious reception room provides access through to a hallway. The hallway guides you through to a contemporary fitted kitchen, two generously sized bedrooms and a modern bathroom. The kitchen boasts modern wall and base units and high quality integrated appliances. Externally there is an enclosed tiered garden to the rear with paving, laid to lawn and bedding areas. To the front there is a laid to lawn garden with paving, double driveway and access to the double garage.

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

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.

7 Blackburn Road, BB5 1HD
Tel: 01254916276 | Email: blackburn@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Cranshaw Drive, Blackburn, BB1 8RE

£160,000

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- Tenure Freehold
- Off Road Parking With Access To A Double Garage
- Enviable Garden Space
- Easy Access To Major Network Links
- Council Tax Band B
- Semi Detached Bungalow
- Contemporary Fitted Kitchen
- EPC Rating D
- Two Bedrooms
- Viewing Essential

Ground Floor

Entrance
Hard wood single glazed door to reception room.

Reception Room
15'8 x 15'6 (4.78m x 4.72m)
UPVC double glazed inset bay window, central heating radiator, three feature wall lights, integrated alcove shelving and storage, television point, wood effect laminate flooring and half stairs to hall.

Hall
14'8 x 5'6 (4.47m x 1.68m)
Open to kitchen, doors to two bedrooms and bathroom.

Kitchen
11'4 x 6'9 (3.45m x 2.06m)
Hard wood single glazed window, Velux window, range of grey panel wall and base units, wood surface, tiled splash back, space for three door Leisure range cooker with five ring gas hob and extractor hood, Belfast sink with high spout mixer tap, space for American fridge freezer, integrated microwave and wine cooler, integrated dishwasher and washing machine, under unit lighting and tiled floor.

Bedroom One
12'10 x 8'3 (3.91m x 2.51m)
UPVC double glazed window, central heating radiator, fitted wardrobe, wood panel elevation and wood effect laminate flooring.

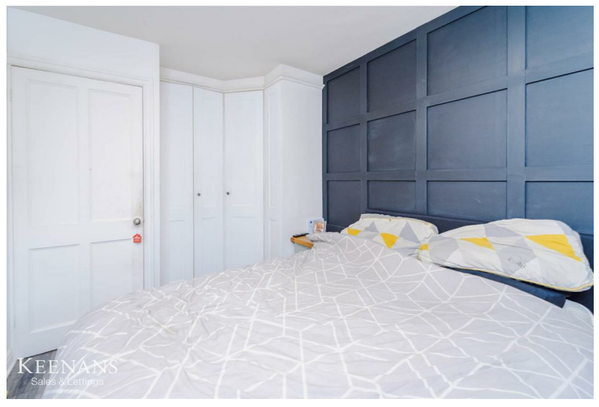
Bedroom Two
12'10 x 7'3 (3.91m x 2.21m)
UPVC double glazed window, central heating radiator, fitted wardrobe and wood effect laminate flooring.

Bathroom
7'11 x 5'8 (2.41m x 1.73m)
UPVC double glazed frosted window, three piece suite, panel bath with jets, mixer tap and rinse head, pedestal wash basin, dual flush WC, tiled elevation, spotlights, extractor fan and tiled floor.

External

Rear
Tiered garden with laid to lawn and paving and mature shrubs.

Front
Laid to lawn garden with off road parking and access to garage.



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