



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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	

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Highbank, Blackburn, BB1 9SX

£140,000

SPACIOUS AND MODERN SINGLE STORY LIVING

Welcome to this beautifully renovated single-storey house located in the tranquil Highbank area of Blackburn. This property boasts a modern decor and is equipped with contemporary appliances, making it an ideal choice for those seeking a stylish and comfortable living space.

Nestled within a quiet estate, this home offers a peaceful retreat while still being conveniently close to local amenities. Residents will appreciate the ease of access to shops, schools, and recreational facilities, ensuring that all your daily needs are met within a short distance.

The fully renovated interior presents a fresh and inviting atmosphere, perfect for both relaxation and entertaining. With its thoughtful design and attention to detail, this property is ready for you to move in and make it your own.

Whether you are a first-time buyer, a downsizer, or looking for a low-maintenance home, this delightful house in Highbank is sure to impress. Don't miss the opportunity to experience modern living in a serene setting.

Highbank, Blackburn, BB1 9SX

£140,000

 2  1  1  C

- End Terraced Bungalow
 - Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating: C
- Two Bedrooms
 - Three Piece Shower Room
 - Freehold
- Spacious Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Hall

16'11 x 2'10 (5.16m x 0.86m)

UPVC entrance door, central heating radiator, spotlights, two storage cupboards, laminate floor and doors to reception room, two bedrooms and shower room.

Reception Room

19'2 x 10'3 (5.84m x 3.12m)

UPVC double glazed bow window, central heating radiator, spotlights, TV point and door to kitchen.

Kitchen

10'9 x 8'6 (3.28m x 2.59m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, spotlights, composite sink with draining board and mixer tap, integrated single oven in high rise unit, four ring electric hob, extractor hood, tiled splash back, integrated dishwasher, integrated fridge freezer, breakfast bar, wood effect flooring and door to rear porch.

Rear Porch

5'10 x 3'11 (1.78m x 1.19m)

UPVC double glazed frosted window, plumbing for washing machine, tiled floor and UPVC door to rear.

Bedroom One

13' x 10'3 (3.96m x 3.12m)

UPVC double glazed window, central heating radiator and spotlights.

Shower Room

8' x 6'2 (2.44m x 1.88m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower, tiled elevations and wood effect flooring.

Bedroom Two

10'8 x 8' (3.25m x 2.44m)

UPVC double glazed window, central heating radiator and spotlights.

External

Front

Laid to lawn.

Rear

Paved yard, stone chip areas, access to garage and gated access to rear street.

Garage

Up and over door, window and hardwood door.

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