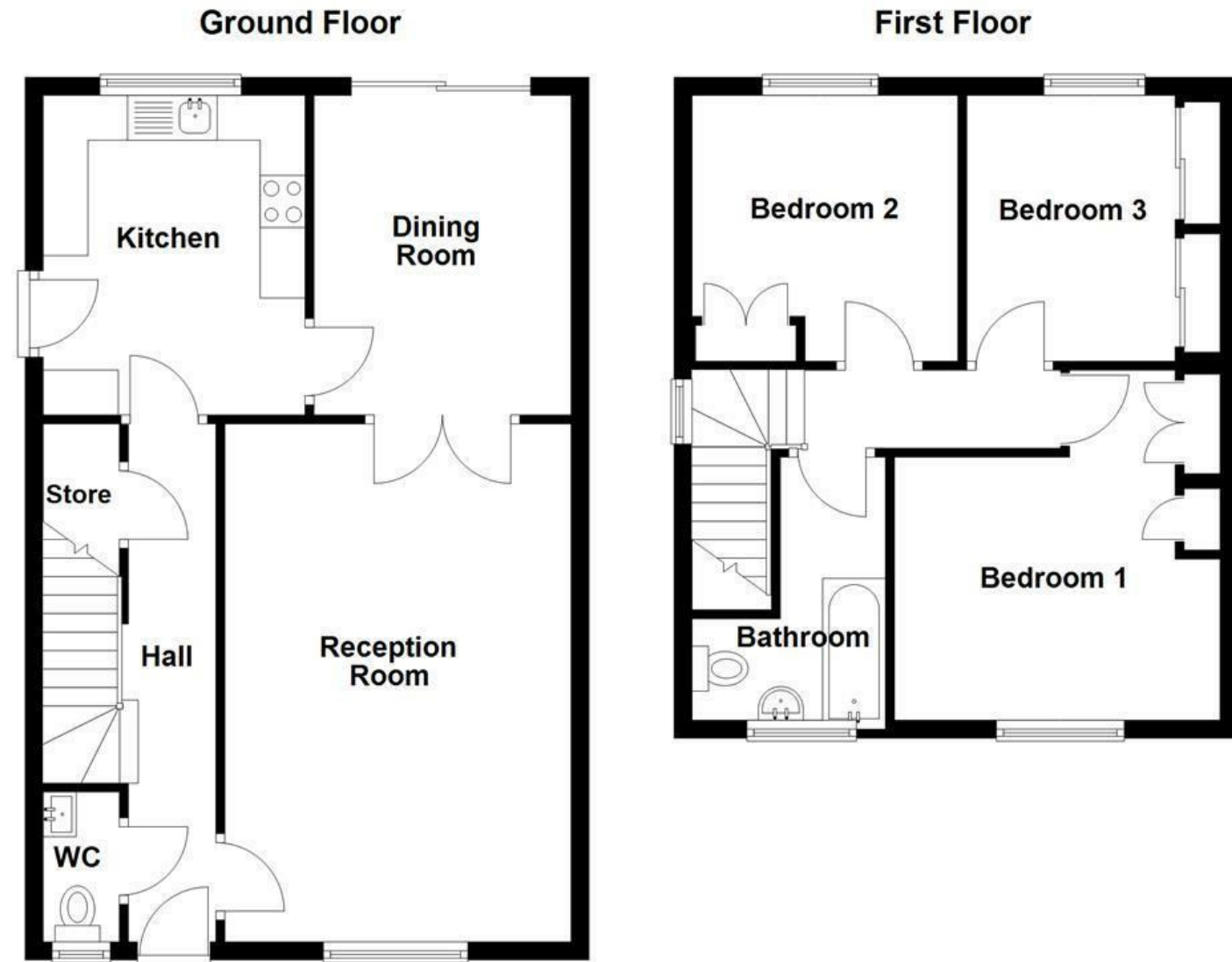




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Roman Road, Blackburn, BB1 2LD

£235,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY ON AN ENVIABLE CORNER PLOT

Having recently been updated throughout, with immaculate presentation, an abundance of indoor and outdoor spacious living, this exceptional three bedroom semi detached dormer bungalow is being welcomed to the open market in a desirable location of Blackburn.

With modern fixtures and fittings, comprising of a newly fitted Wren kitchen, downstairs WC and extensive laid to lawn and landscaped gardens, this impressive property is the perfect family home. Boasting two driveways, two reception rooms and plenty of storage space. Situated on the outskirts of Blackburn, the property is close to local amenities, hospitals and highly regarded schools. There are excellent network and major motorway links to Preston, Burnley and Manchester.

The property comprises briefly; a welcoming entrance hallway, giving access through to a spacious lounge, contemporary fitted kitchen, WC, understairs storage space with cupboard units and security alarm. The staircase leads up to the first floor. The lounge leads to a comfortable dining room with sliding UPVC patio doors to the lower patio. The kitchen boasts modern grey gloss wall and base units, integrated appliances and leads out to the side and rear garden.

The first floor comprises of three generous sized bedrooms and an updated modern panelled bathroom. Externally, the property has a driveway to the front, secure and spacious laid to lawn gardens, two patios with

Roman Road, Blackburn, BB1 2LD

£235,000

3 1 2 C

- Exceptional Semi Detached Property
- Modern Fitted Kitchen
- Front Driveway & Rear Gated Off Road Parking with Garage
- EPC Rating C
- Three Bedrooms
- Perfect Family Home
- Tenure Freehold
- Three Piece Bathroom Suite
- Immaculate Wraparound Gardens
- Council Tax Band C

Ground Floor

Entrance Hall

18'11 x 6'5 (5.77m x 1.96m)

UPVC double glazed frosted front door, central heating radiator, understairs storage, oak doors leading to reception room , kitchen, WC, intruder alarm and stairs to first floor.

WC

5'6 x 3'2 (1.68m x 0.97m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, PVC to ceiling, spotlights, access hatch and wood effect vinyl flooring.

Reception Room

18'11 x 12'8 (5.77m x 3.86m)

UPVC double glazed window, central heating radiator, coving, television point and oak double doors, fitted carpets to dining room.

Dining Room

11'8 x 9'5 (3.56m x 2.87m)

Central heating radiator, coving, wood effect vinyl flooring, oak door to kitchen and UPVC double glazed sliding door to lower rear patio & garden.

Kitchen

11'8 x 9'7 (3.56m x 2.92m)

UPVC double glazed window, upright central heating radiator, high range of grey gloss wall and base units with granite effect work surfaces, brick effect tiled splashback, composite sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and wired for an extractor hood, integrated fridge freezer, plumbing for washing machine and dishwasher, integrated boiler, spotlights, access hatch to the rear eaves and external lights, wood effect vinyl flooring and UPVC double glazed frosted stable door to side and rear gardens.

First Floor

Landing

12'10 x 2'7 (3.91m x 0.79m)

UPVC double glazed window, access to fully boarded loft with ladder and lighting, oak doors to three bedrooms and the family bathroom.

Bedroom One

12'10 x 12'0 (3.91m x 3.66m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, television point and access doors to front eaves/storage.

Bedroom Two

9'9 x 9'8 (2.97m x 2.95m)

UPVC double glazed window, central heating radiator, coving and sliding fitted wardrobe

Bedroom Three

9'9 x 9'5 (2.97m x 2.87m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bathroom

9'11 x 7'1 (3.02m x 2.16m)

UPVC double glazed frosted window, heated towel rail, panel bath with mixer tap and rinse head shower, pedestal wash basin with traditional taps, low basin WC, granite effect PVC panelled elevations, PVC to ceiling and wood effect vinyl flooring.

External

Rear

Large enclosed wraparound gardens, laid to lawn, two patios with Indian stone paving's, Indian stone paving, stone chippings, gated block paved driveway and access to garage.

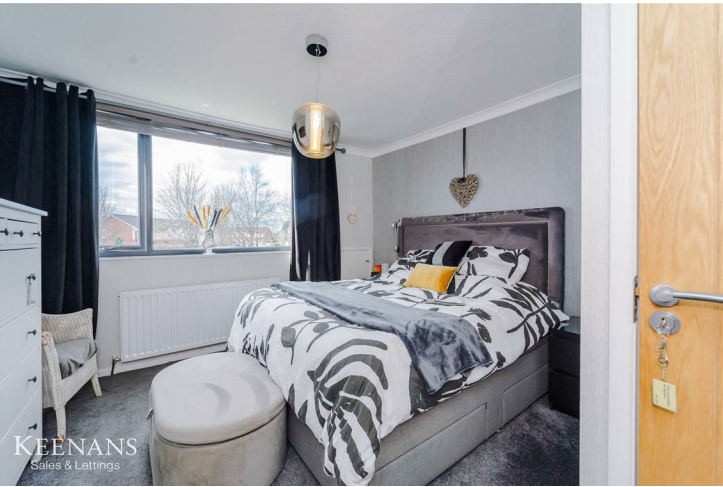
Front

Wraparound laid to lawn garden with bedding, mature shrubbery and block paved driveway.

Garage

18'2 x 8'3 (5.54m x 2.51m)

UPVC double window, power sockets, lighting and electric up and over garage door.



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