

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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## Branch Road, Blackburn, BB2 4JZ

### £140,000

THREE BEDROOM TERRACE HOME IN A DESIRABLE LOCATION

This three bedroom house offers a delightful blend of comfort and convenience. As you step inside, you will be greeted by a spacious living area that is perfect for both relaxation and entertaining. The modern kitchen is well equipped, making it an ideal space for culinary enthusiasts to create delicious meals.

The property is situated in a prime location, with a variety of amenities just a stone's throw away. Whether you are in need of shops, schools, or recreational facilities, everything you require is within easy reach, enhancing the appeal of this lovely home.

Additionally, residents will benefit from dedicated parking, ensuring that you have a secure and convenient place for your vehicle. This house is not just a place to live; it is a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community.

With its spacious interiors and modern features, this property is sure to attract those seeking a family home or a comfortable living space. Do not miss the chance to make this delightful house your new home.



Branch Road, Blackburn, BB2 4JZ  
£140,000

 3  1  2  D

- Tenure Leasehold
  - Off Road Resident Only Parking
  - Fitted Kitchen And Three Piece Shower Room
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Ideal Family Home
  - Ample Rear Yard Space
- EPC Rating D
  - Viewing Essential
  - Easy Access To Major Network Links

Ground Floor

Entrance

Composite Frosted door to vestibule.

Vestibule

3'9 x 3'2 (1.14m x 0.97m)  
Meter cupboard and double glazed frosted door to hall.

Hall

10'11 x 3'1 (3.33m x 0.94m)  
Central heating radiator, doors to two reception rooms and stairs to first floor.

Reception Room One

11'3 x 11'2 (3.43m x 3.40m)  
UPVC double glazed bay window, central heating radiator, coving, gas fire with surround and television point.

Reception Room Two

14'11 x 12'5 (4.55m x 3.78m)  
UPVC double glazed French doors to rear, central heating radiator, coving, gas fire with brick surround, television point, under stairs storage and door to kitchen.

Kitchen

10'3 x 8'2 (3.12m x 2.49m)  
UPVC double glazed window, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, loft hatch, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

7'5 x 5'5 (2.26m x 1.65m)  
Central heating radiator, loft access, smoke alarm, doors to three bedrooms and shower room.

Bedroom One

14'10 x 10'4 (4.52m x 3.15m)  
UPVC double glazed window and central heating radiator.

Bedroom Two

9'11 x 7'11 (3.02m x 2.41m)  
UPVC double glazed window and central heating radiator.

Bedroom Three

9'11 x 6'8 (3.02m x 2.03m)  
UPVC double glazed window and central heating radiator.

Shower Room

8' x 5'2 (2.44m x 1.57m)  
Central heating towel rail, dual flush, vanity top wash basin with mixer tap, enclosed direct feed rainfall shower with rinse head, marble tiled effect elevation, PVC to ceiling, spotlights, extractor fan and above stairs storage.

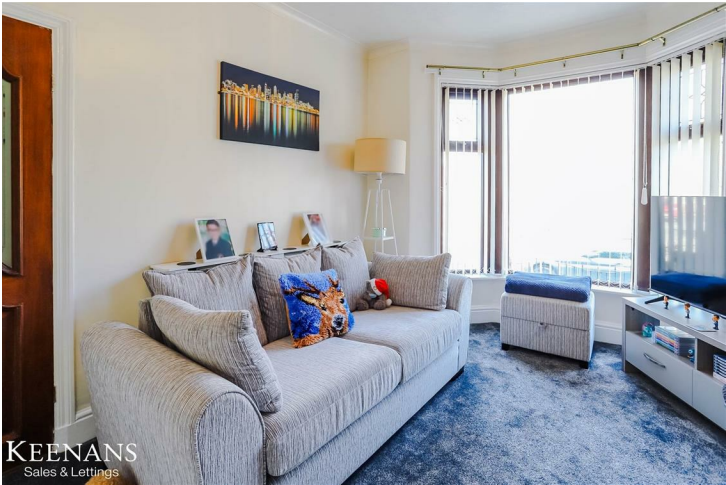
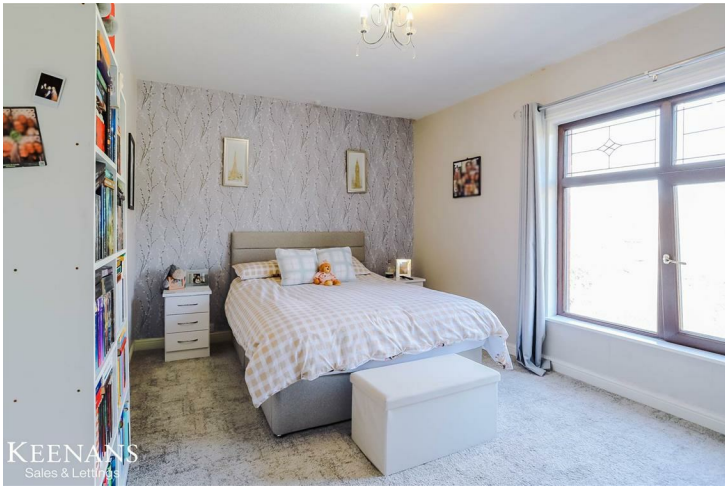
External

Rear

Enclosed paved yard with outbuilding.

Front

Enclosed courtyard.



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