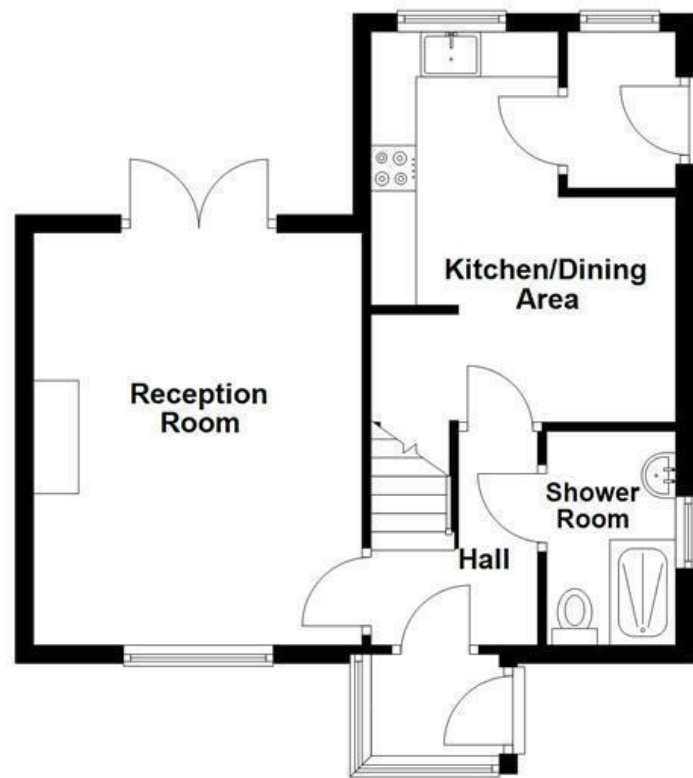
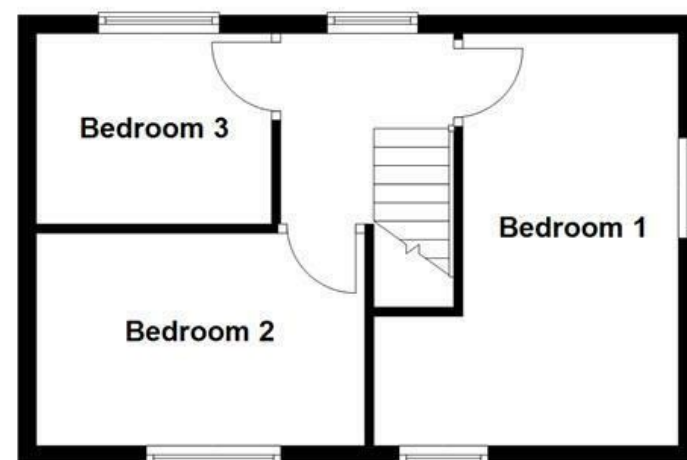


Ground Floor



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                                   | 56                      | 75        |
| (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.

## Devon Road, Blackburn, BB1 3LQ

### £175,000

#### STUNNING THREE BEDROOM FAMILY HOME

Located on the desirable Devon Road in Blackburn, this beautifully renovated house offers a perfect blend of modern living and spacious comfort. Boasting three generously sized bedrooms, this property is ideal for families or those seeking extra space. The interior has been thoughtfully updated, featuring a contemporary kitchen equipped with fitted appliances that will delight any home chef. The bathroom has also been modernised, ensuring a stylish and functional space.

One of the standout features of this home is the large garage, which provides ample storage or parking for your vehicle, while the driveway accommodates two cars, with the potential for a third. This is a rare find in the area, making it a practical choice for busy households.

The outdoor space is equally impressive, with a huge rear garden that is laid to lawn, offering a perfect setting for children to play or for hosting summer gatherings. The garden is a blank canvas, ready for your personal touch, whether that be a vegetable patch, flower beds, or a tranquil seating area.

Additionally, the property benefits from a new boiler, installed just two years ago, ensuring efficient heating throughout the home. The outdoor water and electric smart heating system adds to the convenience and modernity of this residence.

Devon Road, Blackburn, BB1 3LQ  
£175,000

 3  1  1  D

- Fully Renovated Semi Detached Property
  - Modern Fitted Dining Kitchen
  - Off Road Parking and Garage
  - EPC Rating D
- Three Bedrooms
  - Complete Blank Canvas
  - Tenure Freehold
- Three Piece Shower Room
  - Spacious Rear Garden
  - Council Tax Band A

Ground Floor

Entrance Porch

4'8 x 3'8 (1.42m x 1.12m)  
UPVC front door, UPVC double glazed windows, wood effect flooring and door to hall.

Hall

8'3 x 6'1 (2.51m x 1.85m)  
Central heating radiator, coving, wood effect flooring, door to shower room, hardwood single glazed doors to reception room, kitchen/dining area and stairs to first floor.

Shower Room

7'7 x 4'8 (2.31m x 1.42m)  
UPVC double glazed frosted window, central heated towel rail, wall mounted wash basin with traditional taps, walk-in direct feed rainfall shower with rinse head, low basin WC, partially tiled elevations and tiled flooring.

Reception Room

15'0 x 11'11 (4.57m x 3.63m)  
UPVC double glazed window, central heating radiator, television point and UPVC double glazed French doors to rear.

Kitchen/Dining Area

13'8 x 11'1 (4.17m x 3.38m )  
Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with marble effect work surfaces, composite sink with high spout mixer tap, tiled splashback, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, plumbing for washing machine, understairs storage wood effect flooring and composite stable door to rear.

First Floor

Landing

7'0 x 5'6 (2.13m x 1.68m)  
UPVC double glazed window, loft access and doors leading to three bedrooms.

Bedroom One

15'0 x 11'0 (4.57m x 3.35m)  
Two UPVC double glazed windows, central heating radiator and over stairs storage.

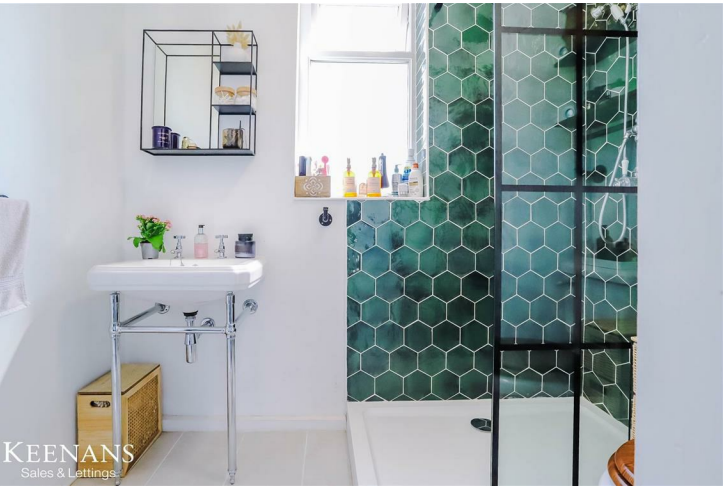
Bedroom Two

11'5 x 8'0 (3.48m x 2.44m)  
UPVC double glazed window and central heating radiator.

Bedroom Three

8'7 x 6'11 (2.62m x 2.11m)  
UPVC double glazed window and central heating radiator.

External



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