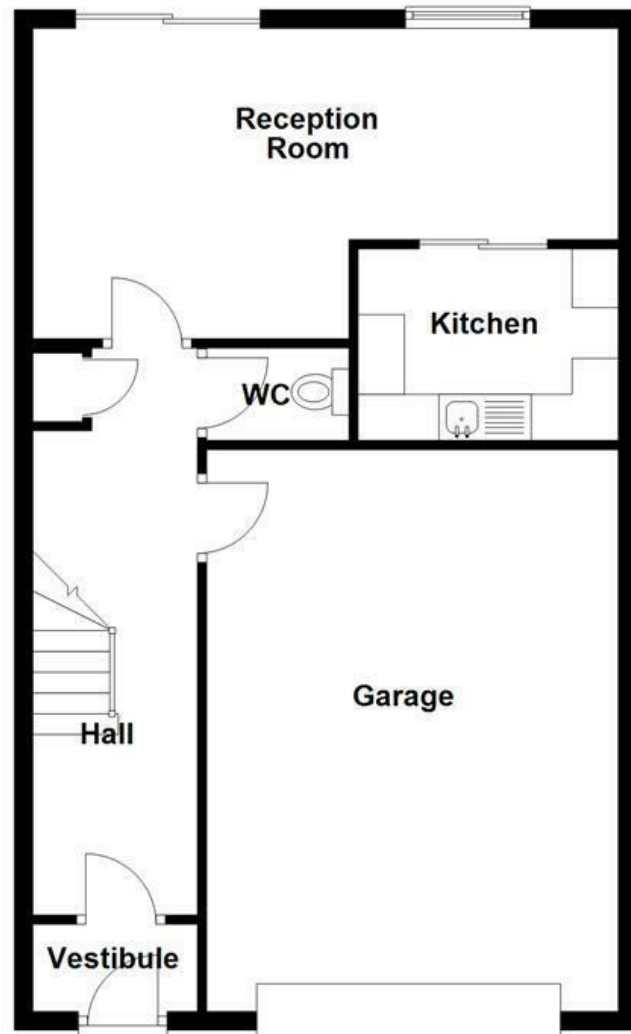
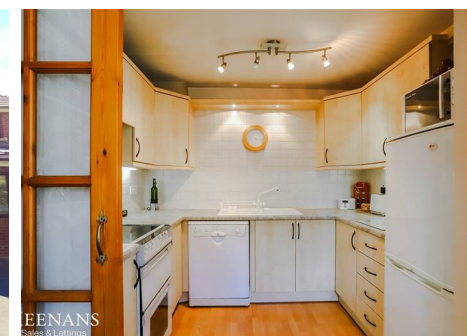
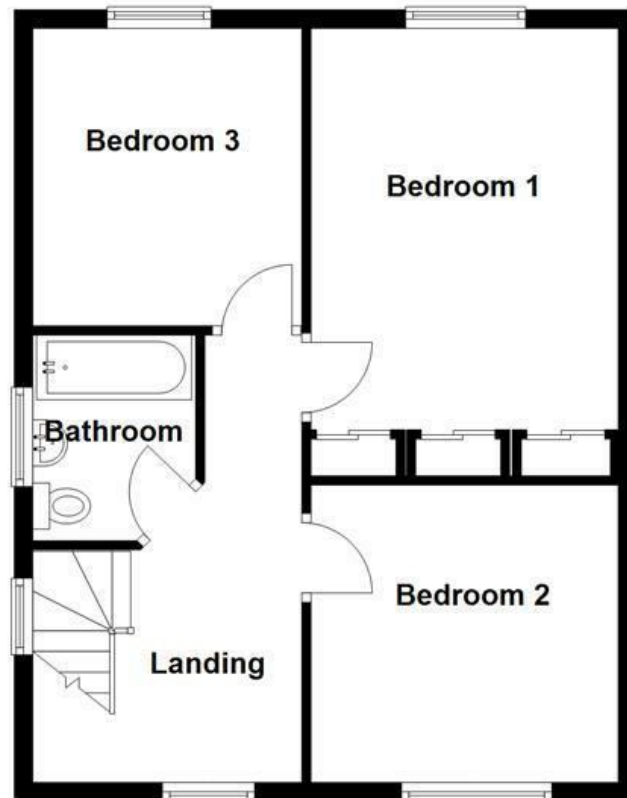


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(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 <small>EU Directive 2002/91/EC</small>		

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.

Shear Bank Road, Blackburn, BB1 8AZ

£255,000

THREE BEDROOM SEMI-DETACHED MEWS PROPERTY IN QUIET CUL-DE-SAC

Nestled on the charming Shear Bank Road in Blackburn, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room and dining area which serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

The house features a practical bathroom, designed to cater to the needs of modern living. Additionally, the property includes a garage/utility room that offers convenient storage or parking options, which is a valuable asset in today's busy lifestyle.

Outside, the gardens provide a lovely outdoor space, ideal for enjoying the fresh air, gardening, or entertaining guests during the warmer months. The combination of indoor and outdoor areas makes this home a perfect retreat for those seeking comfort and convenience.

Situated in a well-connected area, this property is close to local amenities, schools, and parks, making it an ideal choice for families. With its appealing features and prime location, this semi-detached house on Shear Bank Road is a wonderful opportunity not to be missed.

Shear Bank Road, Blackburn, BB1 8AZ

£255,000

 3  1  1  D

- Semi Detached Mews Property
 - Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating: D
- Three Double Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Spacious Reception Room With Dining Area
 - Enclosed Rear Garden
 - Council Tax Band: C

Ground Floor

Vestibule

5'10 x 3'1 (1.78m x 0.94m)
Hardwood frosted entrance door and hardwood frosted door to hall.

Hall

16'3 x 5'10 (4.95m x 1.78m)
Central heating radiator, under stairs storage, stairs to first floor and doors to reception room, WC and garage.

Garage

19'11 x 14'8 (6.07m x 4.47m)
Electric up and over door, central heating radiator, plumbing for washing machine and space for dryer.

WC

5'1 x 3'3 (1.55m x 0.99m)
Central heating radiator, low flush WC, wall mounted wash basin with traditional taps and extractor fan.

Reception Room

20'3 x 14'9 (6.17m x 4.50m)
UPVC double glazed window, central heating radiator, coving, gas fire, marble hearth, wood effect laminate flooring, double sliding doors to kitchen and UPVC double glazed sliding doors to rear.

Kitchen

8'10 x 6'10 (2.69m x 2.08m)
Wall and base units, granite style worktops, composite white sink with draining board and mixer tap, plumbing for dishwasher, space for freestanding cooker, space for fridge freezer, part tiled elevation and wood effect laminate flooring.

First Floor

Landing

17'2 x 7'9 (5.23m x 2.36m)
Two hardwood double glazed windows, loft access to a partly boarded out loft for extra storage space and doors to three bedrooms and bathroom.

Bedroom One

15' x 10'4 (4.57m x 3.15m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10'11 x 10'7 (3.33m x 3.23m)
Hardwood double glazed window and central heating radiator.

Bedroom Three

10'7 x 9'5 (3.23m x 2.87m)
UPVC double glazed window and central heating radiator.

Bathroom

7'4 x 5'9 (2.24m x 1.75m)
Hardwood frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, extractor fan, tiled elevation and wood effect lino flooring.

External

Front

Tarmac drive.

Rear

Laid to lawn garden, paving, stone chips and bedding areas.



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