

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(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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Mosley Walk, Blackburn, BB2 3RJ

Offers Over £160,000

EXCEPTIONAL THREE BEDROOM DETACHED PROPERTY

Welcome to this charming detached house located on Mosley Walk in Blackburn, a perfect family home that is ready for you to move into. This delightful property boasts three well-proportioned bedrooms, providing ample space for a growing family or those who enjoy having guests.

As you enter, you will be greeted by a spacious lounge that is filled with natural light, thanks to the bright French doors that open directly into the beautifully landscaped rear garden. This outdoor space is perfect for children to play, hosting summer barbecues, or simply enjoying a quiet moment in nature.

The contemporary kitchen is designed with both style and functionality in mind, making it an ideal space for preparing family meals or entertaining friends. Additionally, the property features a family bathroom and a convenient downstairs WC, ensuring that the needs of the household are well catered for.

The driveway provides off-road parking, adding to the convenience of this lovely home. With its modern amenities and inviting atmosphere, this property is not just a house; it is a place where memories can be made.

If you are seeking a great family home in a friendly neighbourhood, this property on Mosley Walk is certainly worth considering. Don't miss the opportunity to make it your own.

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**3****1****1****C**

- Immaculate Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking
 - EPC Rating C
- Three Bedrooms
 - Spacious Interiors
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Enclosed Garden with Summer House
 - Council Tax Band B

Entrance

Composite frosted door to hall.

Front

Bedding area and tarmac driveway.

Hall

11'8 x 8'1 (3.56m x 2.46m)

Central heating radiator, smoke alarm, door to WC, kitchen, reception room one and stairs to first floor.

WC

5'1 x 3'10 (1.55m x 1.17m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and tiled effect lino flooring.

Kitchen

11 x 7'5 (3.35m x 2.26m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect surfaces, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, plumbing for dishwasher and tiled effect lino flooring.

Reception Room

15'10 x 13'5 (4.83m x 4.09m)

UPVC double glazed window, television point, wood effect lino flooring, understairs storage and UPVC double glazed French doors to rear.

First Floor

Landing

9'6 x 6'10 (2.90m x 2.08m)

Central heating radiator, loft access, smoke alarm, doors to three bedrooms, bathroom and storage.

Bedroom One

16'2 x 9'4 (4.93m x 2.84m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

9'6 x 8'8 (2.90m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'4 x 5'10 (2.54m x 1.78m)

UPVC double glazed window and central heating radiator.

Bathroom

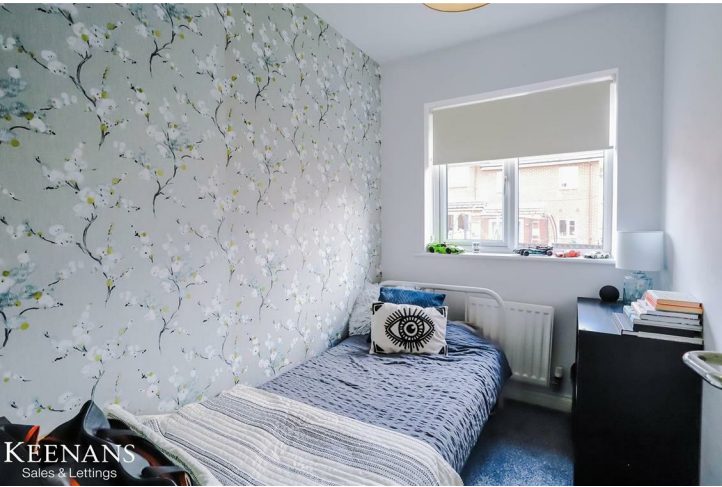
6'5 x 6'4 (1.96m x 1.93m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead direct feed shower, part tiled elevations, extractor fan and lino flooring.

External

Rear

Enclosed laid to lawn garden with paving, stone chips and summer house.



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