



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

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Bromley Street, Blackburn, BB2 6LH

£200,000

NEUTRALLY FINISHED FIVE BEDROOM HOME

Welcome to this deceptively spacious five-bedroom terraced home located on Bromley Street in Blackburn. This property offers an ideal blend of modern living and comfort, making it perfect for families or those seeking ample space.

As you enter, you will be greeted by a bright and inviting atmosphere, enhanced by the neutral modern decor that flows throughout the home. The property boasts two generous reception rooms, providing versatile spaces for relaxation, entertaining, or family gatherings. These rooms are designed to accommodate various lifestyles, ensuring that you have the perfect setting for every occasion.

The house is set over three floors, offering a well-thought-out layout that maximises space and privacy. With five well-proportioned bedrooms, there is plenty of room for everyone, whether you need guest rooms, a home office, or space for a growing family. The two bathrooms add convenience, making morning routines and family life much easier.

The low maintenance exteriors of the property mean you can spend less time on upkeep and more time enjoying your new home. This feature is particularly appealing for those with busy lifestyles or those who prefer to spend their weekends relaxing rather than working on the house.

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Ground Floor

Hall

16'11 x 3'1 (5.16m x 0.94m)
Hardwood single glazed entrance door, central heating radiator, coving, corbels, hardwood flooring, stairs to first floor and doors to two reception rooms.

Reception Room One

13'6 x 11'2 (4.11m x 3.40m)
UPVC double glazed window, central heating radiator, spotlights, coving, TV point, hardwood flooring and bi-fold door to reception room two.

Reception Room Two

13'6 x 11'6 (4.11m x 3.51m)
Central heating radiator, spotlights, coving, TV point, hardwood flooring, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

20'8 x 7'10 (6.30m x 2.39m)
Two UPVC double glazed windows, central heated towel rail, under floor heating, spotlights, gloss wall and base units, laminated worktops, integrated oven in high rise unit, five burner gas hob, extractor hood, tiled splash back, composite sink with draining board and mixer tap, integrated microwave, integrated dishwasher, plumbing for washing machine, space for dryer, enclosed boiler, tiled floor and door to bathroom.

Bathroom

7'6 x 5'10 (2.29m x 1.78m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P shape Jacuzzi bath with mixer tap and direct feed rainfall shower and rinse head over, PVC panel ceiling, tiled elevation and tiled flooring.

First Floor

Landing

Stairs to second floor and doors to three bedrooms and shower room.

Bedroom One

14'7 x 13'9 (4.45m x 4.19m)
Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

Bedroom Two

10'3 x 8'10 (3.12m x 2.69m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

8'5 x 7'10 (2.57m x 2.39m)
UPVC double glazed window, central heating radiator and spotlights.

Shower Room

8' x 3'9 (2.44m x 1.14m)
Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head in enclosure, recessed in shower shelf, extractor fan, tiled elevation and tiled flooring.

Second Floor

Landing

Velux window, storage and doors to two bedrooms.

Bedroom Four

13'7 x 11'1 (4.14m x 3.38m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Five

12'8 x 9'1 (3.86m x 2.77m)
Two Velux windows and central heating radiator.

External

Rear

Paving and gated access to rear.



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