



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

Beresford Road, Blackburn, BB1 8BG

Offers Over £135,000

AN ENVIABLE FIRST TIME HOME

Having been presented and maintained to the highest standard throughout with two reception rooms, neutral decorated and two double bedrooms, this enviable end terraced property is being proudly welcomed to the market in the sought after location of Blackburn. Having already had planning permission for a double storey extension, as well as being a complete blank canvas, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Chorley, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads through to a kitchen extension. The first floor comprises of doors on to two double bedrooms and a three piece bathroom suite. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

Beresford Road, Blackburn, BB1 8BG

Offers Over £135,000



- Tenure Freehold
- On Street Parking
- Ideal Home For A Small Family Or First Time Buy With Viewing Essential
- Council Tax Band A
- Two Double Bedroom End Terraced Property With Possibilities For A Double Storey Extension
- Ample Sized Enclosed Rear Yard
- EPC Rating D
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Network Links

Ground Floor

Entrance

Via a hard wood single glazed frosted door to vestibule.

Vestibule

4'1 x 3' (1.24m x 0.91m)

Wood panel elevation, meter cupboard, wood effect laminate flooring and hard wood single glazed frosted door to hall.

Hall

8'11 x 2'10 (2.72m x 0.86m)

Central heating radiator, wood effect laminate flooring, hard wood single glazed frosted doors to two reception rooms and stairs to first floor.

Reception Room One

12'8 x 10'11 (3.86m x 3.33m)

UPVC double glazed bow window, central heating radiator and gas fire.

Reception Room Two

14'1 x 12'4 (4.29m x 3.76m)

UPVC double glazed window, central heating radiator, gas fire, television point, under stairs storage and hard wood single glazed frosted door to kitchen.

Kitchen

13' x 7'2 (3.96m x 2.18m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, composite sink and drainer with high spout mixer tap, space for electric oven, fridge freezer, washing machine and dryer, Worcester boiler, wood clad to ceiling, tiled effect lino and hard wood single glazed frosted door to rear.

First Floor

Landing

6'9 x 5'6 (2.06m x 1.68m)

UPVC double glazed frosted window, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'1 x 10'2 (4.29m x 3.10m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14'1 x 9'7 (4.29m x 2.92m)

UPVC double glazed window and central heating radiator.

Bathroom

7'2 x 6'8 (2.18m x 2.03m)

Central heating towel rail, three piece suite, PVC panel corner bath with mixer tap and rinse head, pedestal wash basin with mixer tap, dual flush WC, tiled elevation, loft access, PVC to ceiling, extractor fan, integrated linen cupboard and wood effect lino flooring.

External

Rear

Enclosed Indian stone paved yard with storage shed.

Front

Paved courtyard.



Tel: 01254916276

www.keenans-estateagents.co.uk