



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			
(81-91) B			
(69-80) C			
(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	

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.

Country Mews, Blackburn, BB2 7FJ

Offers Over £250,000

IMPRESSIVE TOWNHOUSE PROPERTY

Offering an abundance of indoor space, neutral decoration and detached garage, this enviable five bedroom townhouse property is being proudly welcomed to the market in the sought after location of Blackburn on a popular estate. With two living areas, low maintenance gardens and ample off road parking, this property is the perfect family home 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 a spacious reception room, kitchen/dining area, WC and staircase to the first floor. The kitchen/dining area leads on to a utility room and out to the rear. The first floor comprises of doors on to a second spacious reception room, two generously sized bedrooms and a staircase to the second floor. The second floor guides you through to three generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is an enclosed garden to the rear with paving and artificial lawn, as well as access on to a detached garage. To the front there is a double driveway with access on to the garage and off road parking to the side of the property.

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

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Offers Over £250,000



- Immaculate Townhouse Property
- Contemporary Fitted Kitchen
- Double Driveway and Detached Garage
- EPC Rating TBC
- Five Bedrooms
- Neutral Decoration
- Tenure Freehold
- Two Bathrooms
- Well Maintained Rear Garden
- Council Tax Band E

Ground Floor

Entrance Vestibule

5'3 x 3'5 (1.60m x 1.04m)

Composite double glazed frosted front door, central heating radiator, coving to ceiling, wood effect lino flooring and hardwood single glazed door to hall.

Hall

10'7 x 6'1 (3.23m x 1.85m)

Central heating radiator, coving to ceiling, smoke detector, storage cupboard, wood effect lino flooring, doors leading to reception room one, kitchen/dining area, WC and stairs to first floor.

Reception Room One

13'11 x 9'5 (4.24m x 2.87m)

UPVC double glazed bay window, central heating radiator, coving to ceiling, meter cupboard and television point.

Kitchen/Dining Area

19'4 x 9'6 (5.89m x 2.90m)

Central heating radiator, range of wall and base units, granite effect worktops, tiled splashbacks, composite one and a half bowl sink and drainer with high spout mixer tap, integrated electric Hotpoint double oven with four ring gas hob and extractor hood, integrated fridge and freezer, television point, integrated breakfast bar, wood effect lino flooring, door to utility and UPVC double glazed French doors to rear.

Utility

7'8 x 6'1 (2.34m x 1.85m)

Central heating radiator, base units, granite effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, Baxi boiler, extractor fan, wood effect lino flooring and composite double glazed frosted door to rear.

WC

6'8 x 6'1 (2.03m x 1.85m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan, understairs storage and wood effect lino flooring.

First Floor

Landing

15'10 x 5'10 (4.83m x 1.78m)

Smoke detector, understairs storage, double doors to reception room two, doors leading to two bedrooms and stairs to second floor.

Reception Room Two

15'10 x 13'9 (4.83m x 4.19m)

Three UPVC double glazed windows, central heating radiator, coving to ceiling, two feature wall lights, gas fire and television point.

Bedroom Three

10'10 x 8'11 (3.30m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'10 x 6'7 (3.30m x 2.01m)

UPVC double glazed window and central heating radiator.

Second Floor

Landing

12'4 x 6'11 (3.76m x 2.11m)

UPVC double glazed window, central heating radiator, smoke detector, loft access, storage cupboard, doors leading to three bedrooms and bathroom.

Bedroom One

13'11 x 10'6 (4.24m x 3.20m)

UPVC double glazed window, central heating radiator, television point and door to en suite.

En Suite

7'11 x 4'11 (2.41m x 1.50m)

UPVC double glazed frosted window, central heating radiator, direct feed shower enclosed, vanity top wash basin with mixer tap, dual flush WC, granite effect PVC panel elevations, spotlights, extractor fan and wood effect lino flooring.

Bedroom Two

10'10 x 8'11 (3.30m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Five

9'9 x 6'7 (2.97m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

6'7 x 6'7 (2.01m x 2.01m)

Heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, tiled elevations and extractor fan.

Exterior

Rear

Enclosed garden with paving, artificial lawn and access to detached garage.

Garage

17'3 x 9'1 (5.26m x 2.77m)

Power, lighting and up and over garage door.

Front

Bedding areas and off road parking.



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