

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		67	80
(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.

Livesey Branch Road, Blackburn, BB2 5DQ

£225,000

THE PERFECT SEMI DETACHED FAMILY HOME

Having been presented and maintained to the highest standard throughout and offering an abundance of indoor and outdoor space, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Blackburn. With off road parking, detached garage and two living areas, 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, Darwen and major motorway links. With neutral decoration, beautifully presented gardens and three generously sized bedrooms, this property is the perfect family home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, WC and staircase to the first floor. The dining room guides you on to a fitted kitchen which leads on to a pantry and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern shower room. Externally, there is an enclosed laid to lawn garden to the rear with paving, stone chipping and mature shrubs. To the front there is a garden with off road parking and access to the detached garage.

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

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- Semi Detached Property
- Neutral Fitted Kitchen
- Off Road Parking and Detached Garage
- EPC Rating: D
- Three Bedrooms
- Family Shower Room
- Tenure Leasehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Hall

6'3 x 3'9 (1.91m x 1.14m)

Composite double glazed frosted entrance door, coving, smoke alarm, wood effect tiled flooring, stairs to first floor, doors to two reception rooms and WC.

WC

4'2 x 2'7 (1.27m x 0.79m)

UPVC double glazed frosted window, heated towel rail, dual flush WC with integrated wash basin, coving, tiled elevations and lino flooring.

Reception Room One

15' x 13'6 (4.57m x 4.11m)

UPVC double glazed bow bay window, central heating radiator, cornice coving, dado rail, four feature wall lights, gas fire with granite effect hearth and surround and TV point.

Reception Room Two

14'10 x 11'9 (4.52m x 3.58m)

Central heating radiator, cornice coving, ceiling rose, two feature wall lights, TV point, under stairs storage, wood effect laminate flooring, door to kitchen and UPVC double glazed patio doors to rear.

Kitchen

10'4 x 7'10 (3.15m x 2.39m)

Two UPVC double glazed windows, central heating radiator, panelled wall and base units with granite effect worktops, tiled splashbacks, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob and extractor hood, plumbing for washing machine and dishwasher, coving, PVC clad ceiling, tiled effect lino flooring, door to pantry and UPVC double glazed frosted door to rear.

Pantry

4'8 x 2'7 (1.42m x 0.79m)

UPVC double glazed window, integrated shelving, space for fridge freezer and tiled effect lino flooring.

First Floor

Landing

15' x 9'5 (4.57m x 2.87m)

UPVC double glazed frosted window, central heating radiator, coving, loft access, smoke alarm, doors to three bedrooms and shower room.

Bedroom One

15' x 11'5 (4.57m x 3.48m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

12' x 6'4 (3.66m x 1.93m)

UPVC double glazed window, central heating radiator, coving and storage cupboard.

Bedroom Three

10'3 x 7'7 (3.12m x 2.31m)

UPVC double glazed window, central heating radiator and coving.

Shower Room

7'9 x 6' (2.36m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower with rinse head, tiled elevations, PVC clad ceiling and wood effect laminate flooring.

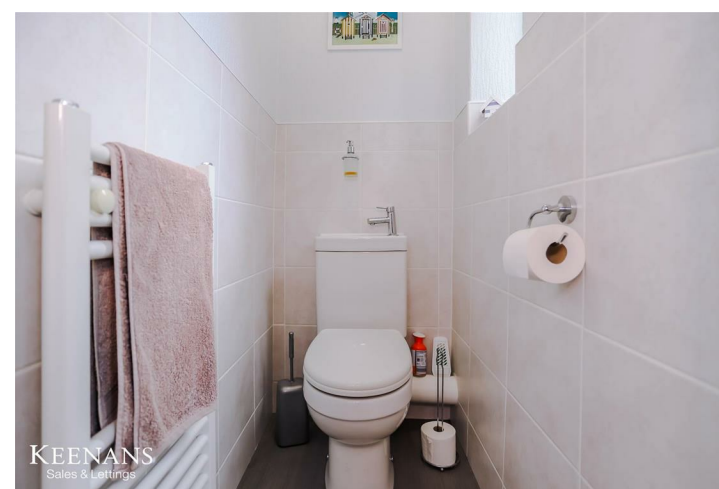
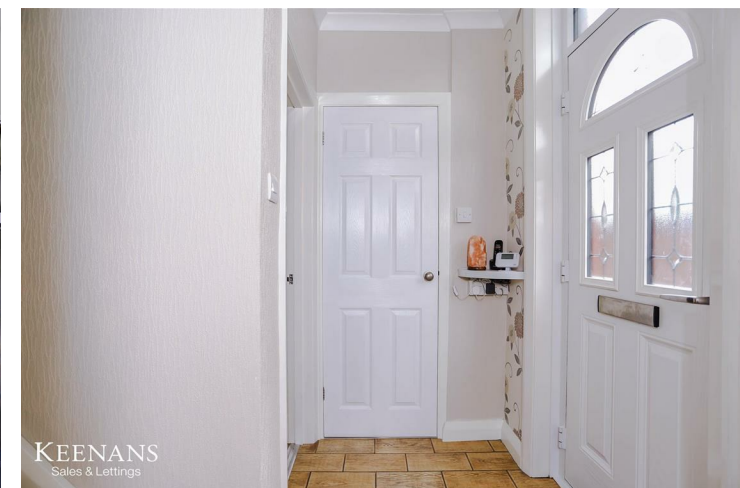
External

Front

Laid to lawn garden with paving, bedding areas, mature shrubs and trees, off road parking and access to detached garage.

Rear

Laid to lawn garden with paving, stone chips and mature shrubs.



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