

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Blackburn Road, Blackburn, BB1 4EU

### Offers Over £185,000

SPACIOUS THREE BEDROOM PROPERTY IN THE HEART OF RISHTON

Located on Blackburn Road in the charming area of Rishton, Blackburn, this delightful mid-terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The spacious kitchen is designed for both functionality and style, making it a wonderful area for culinary pursuits. The modern shower room adds a touch of luxury, while a separate WC enhances convenience for family living.

One of the standout features of this property is the large garden, which presents a fantastic opportunity for outdoor enjoyment, whether it be for gardening, garage, children's play, or simply unwinding in the fresh air.

This home is not only well-appointed but also situated in a desirable location, offering easy access to local amenities and transport links. With its combination of space, modern features, and a lovely garden, this property is a wonderful opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this charming house your new home.



Blackburn Road, Blackburn, BB1 4EU

Offers Over £185,000

 3  1  2  E

- Mid Terraced Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: E
- Three Bedrooms
  - Two Piece Modern Shower Room And Separate WC
  - Tenure: Leasehold
- Two Reception Rooms
  - Enclosed Rear Garden
  - Council Tax Band: C

Ground Floor

Vestibule

6'9 x 3'1 (2.06m x 0.94m)  
UPVC entrance door, two UPVC double glazed frosted windows, two hardwood stained glass windows, tile elevation, tiled floor and hardwood stained glass door to hall.

Hall

13'5 x 6'11 (4.09m x 2.11m)  
Central heating radiator, smoke alarm, part wood panel elevation, stairs to first floor and doors to two reception rooms and kitchen.

Reception Room One

13'8 x 12' (4.17m x 3.66m)  
UPVC double glazed bow window, central heating radiator, cornice coving, radiant gas fire and decorative surround.

Reception Room Two

13'11 x 12'10 (4.24m x 3.91m)  
Central heating radiator, coving, picture rail, two feature wall lights, radiant gas fire, tiled surround and UPVC double glazed sliding door to rear.

Kitchen

13'11 x 7'4 (4.24m x 2.24m)  
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, tiled splash backs, stainless steel sink with traditional taps, integrated double oven in high rise unit, four burner gas hob, plumbing for washing machine, space for fridge freezer, storage cupboard, wood effect flooring and hardwood single glazed frosted door to rear

First Floor

Landing

11'11 x 7'9 (3.63m x 2.36m)  
Doors to three bedrooms, shower room and WC.

Bedroom One

14' x 12'11 (4.27m x 3.94m)  
Hardwood single glazed window, central heating radiator, vanity top wash basin with traditional taps and storage cupboard.

Bedroom Two

13' x 11'10 (3.96m x 3.61m)  
UPVC double glazed window and central heating radiator.

Bedroom Three

8' x 7'4 (2.44m x 2.24m)  
Hardwood single glazed window, central heating radiator and picture rail.

Shower Room

9'9 x 4'3 (2.97m x 1.30m)  
UPVC double glazed frosted window, central heating radiator, spotlights, walk in direct feed rainfall shower with rinse head, pedestal wash basin with traditional taps, storage cupboard, part PVC panel elevation and lino flooring.

WC

6'3 x 2'8 (1.91m x 0.81m)  
UPVC double glazed frosted window and low flush WC.

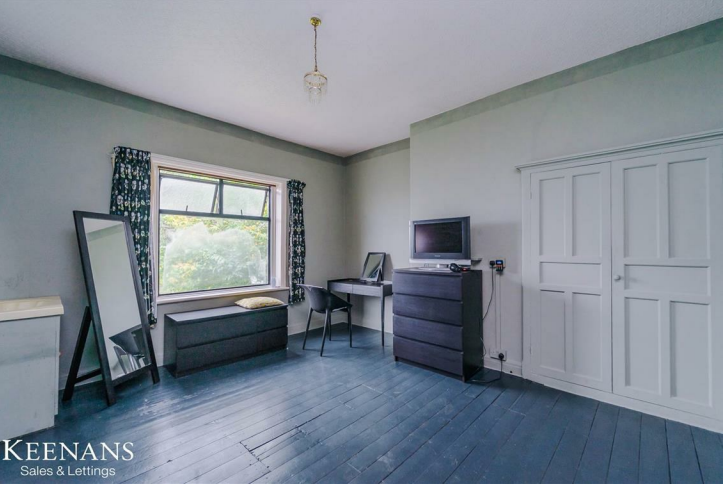
External

Front

Laid to lawn, paving and bedding areas.

Rear

Enclosed laid to lawn, paving, mature shrubs and bedding areas.



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