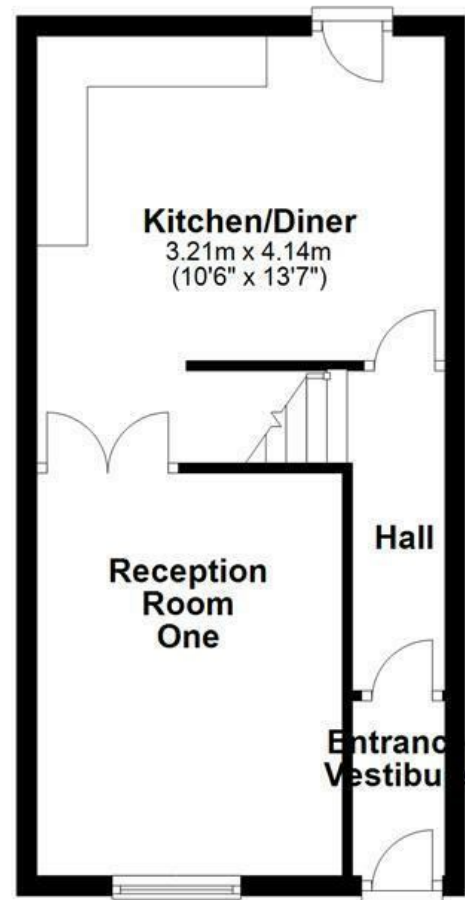
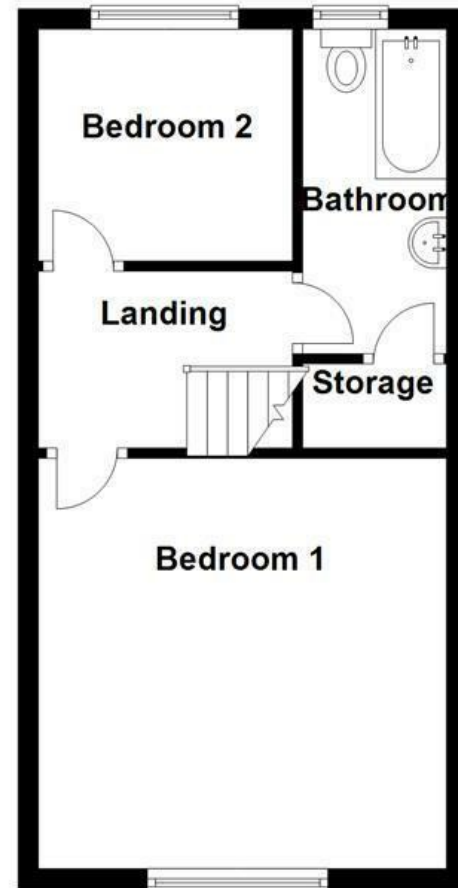


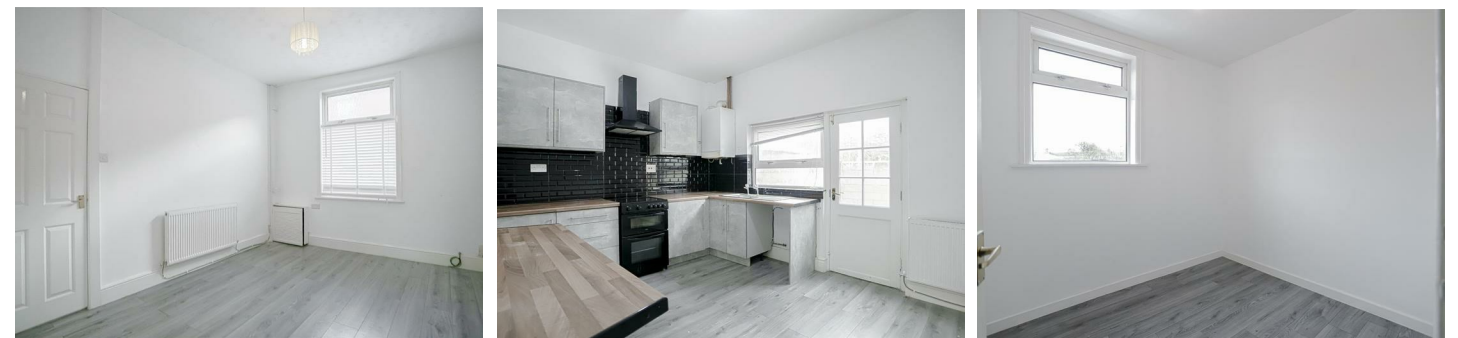
Ground Floor



First Floor



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.



Bonsall Street, Blackburn, BB2 4DD

£700

A FANTASTIC TWO BEDROOM MID TERRACED PROPERTY

Having been presented and maintained to a beautiful standard throughout with spacious rooms, neutral decor and modern fixtures and fittings, this fantastic two bedroom mid terraced property is being proudly welcomed to the lettings market in the highly sought after location of Blackburn. With fantastic open plan kitchen diner, two generously sized bedrooms and not being overlooked from the rear, this fantastic property is the perfect home for a small family or professional couple! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Chorley, Accrington and Darwen.

The property comprises briefly; a welcoming entrance hallway provides access on to a spacious reception room, kitchen diner and staircase to the first floor. The first floor comprises of doors on to two 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 Lettings team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	63		
(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.

Bonsall Street, Blackburn, BB2 4DD

£700



- Three Piece Bathroom Suite
- On Street Parking
- Fitted Kitchen
- Council Tax Band A
- Two Bedroom Property
- Enclosed Rear Yard
- EPC Rating D
- Suitable For Small Family/Professional Couple

Ground Floor

Entrance

Hard wood single glazed front door to vestibule.

Vestibule

5'8 x 3'1 (1.73m x 0.94m)

Door to hall.

Hall

11'1 x 3'1 (3.38m x 0.94m)

Wood effect floor, doors to kitchen/diner, reception room and stairs to first floor.

Reception Room One

13'1 x 9'11 (3.99m x 3.02m)

UPVC double glazed window, central heating radiator, meter cupboard, wood effect floor and hard wood single glazed double doors to kitchen/diner.

Kitchen/Diner

13'9 x 13'7 (4.19m x 4.14m)

UPVC double glazed window, central heating radiator, range of grey wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer, space for oven, fridge freezer and washing machine, integrated breakfast bar, wood effect floor and hard wood single glazed door to rear.

First Floor

Landing

8'4 x 5'9 (2.54m x 1.75m)

Loft access, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

13'7 x 13'4 (4.14m x 4.06m)

UPVC double glazed window, central heating radiator and wood effect floor.

Bedroom Two

8'3 x 7'6 (2.51m x 2.29m)

UPVC double glazed window, central heating radiator and wood effect floor.

Bathroom

10'6 x 4'10 (3.20m x 1.47m)

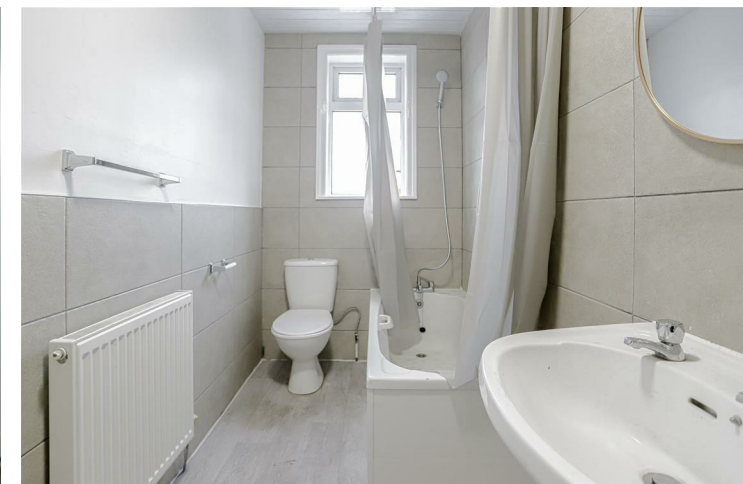
UPVC double glazed frosted window, central heating

radiator, three piece suite, dual flush WC, panelled bath with direct feed shower, pedestal wash basin, partial tiled elevation, integrated linen cupboard and wood effect floor.

External

Rear

Yard at rear.



Tel: 01282507250

www.keenans-estateagents.co.uk