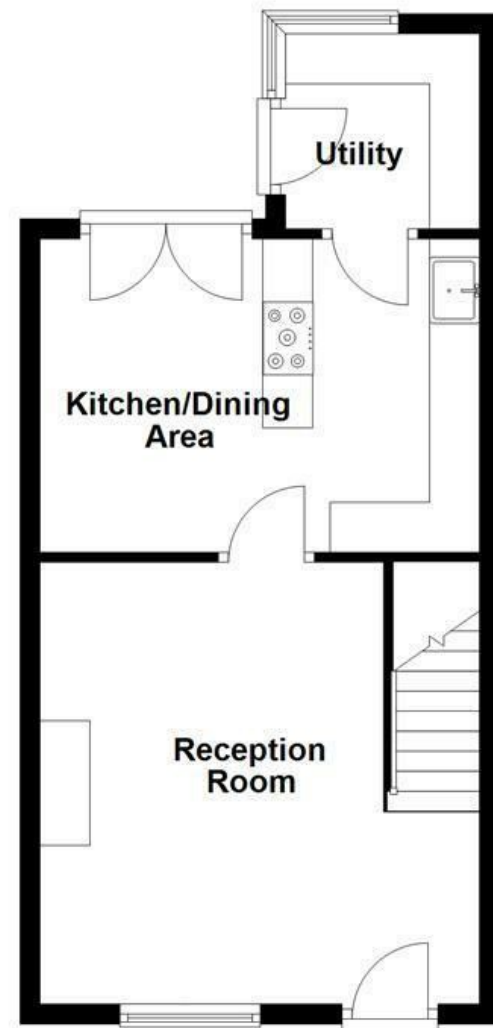
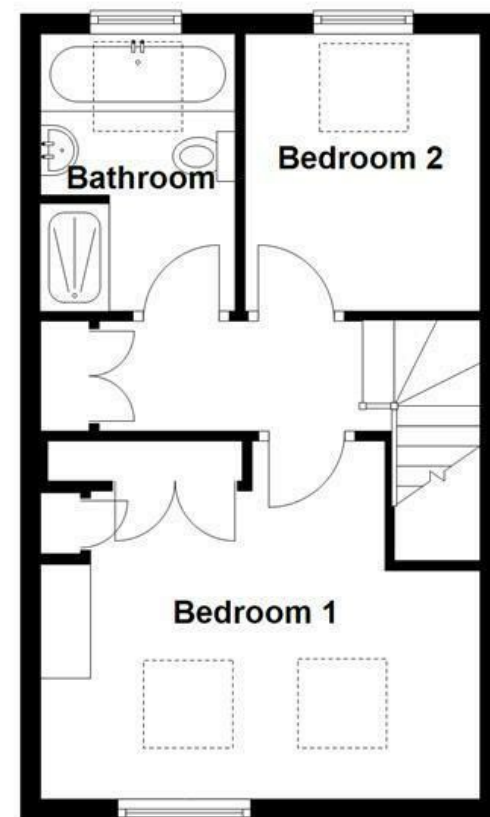


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	76
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.



## Farmers Row, Blackburn, BB2 4NN

### Offers Over £175,000

#### STUNNING TERRACED COTTAGE

Nestled in the charming area of Farmers Row, Blackburn, this stunning terraced cottage is a delightful blend of character and modern living. Immaculately presented, the property boasts original features that add to its unique charm, making it a truly inviting home.

The cottage comprises two well-proportioned bedrooms, perfect for a small family or as a comfortable guest space. The modern four-piece bathroom suite is designed with both style and functionality in mind, ensuring a relaxing retreat at the end of the day.

The reception room offers a warm and welcoming atmosphere, ideal for entertaining guests or enjoying quiet evenings in. The low maintenance rear garden provides a lovely outdoor space, perfect for enjoying the fresh air without the burden of extensive upkeep.

This property is move-in ready, making it an excellent choice for first-time buyers or those looking to downsize. With its perfect combination of charm, comfort, and convenience, this cottage is not to be missed. Come and experience the delightful lifestyle that Farmers Row has to offer.



# Farmers Row, Blackburn, BB2 4NN

## Offers Over £175,000

 **2**  **1**  **1**  **D**

- Stunning Mid Terrace Cottage
  - Bursting with Character and Charm
  - On Street Parking
  - EPC Rating D
- Two Bedrooms
  - Original Features
  - Tenure Freehold
- Four Piece Bathroom Suite
  - Low Maintenance Rear Garden
  - Council Tax Band B

### Ground Floor

#### Reception Room

14'6 x 14'5 (4.42m x 4.39m )  
UPVC double glazed frosted leaded front door, UPVC double glazed window, central heating radiator, open coal fire with granite hearth and wooden mantel, integrated alcove storage and shelving, exposed beams, spotlights, part wood panelled elevations, exposed stone wall, door to kitchen/dining area and stairs to first floor.

#### Kitchen/Dining Area

13'4 x 10'4 (4.06m x 3.15m )  
Upright central heating radiator, range of panelled wall and base units with solid wood and laminate work surfaces, tiled splashback, ceramic butler sink with high spout mixer tap, range cooker with gas hob, integrated extractor hood, integrated fridge freezer, spotlights, exposed beams, part wood panelled elevations, tiled flooring, hardwood single glazed stable door to utility and UPVC double glazed French doors to rear.

#### Utility

UPVC double glazed windows, wall units, laminate work surfaces, plumbing for washing machine, tiled flooring and UPVC double glazed door to rear.

### First Floor

#### Landing

Doors leading to two bedrooms, bathroom and fitted storage.

#### Bedroom One

14'5 x 11'9 (4.39m x 3.58m)  
UPVC double glazed window, two Velux windows, original feature fireplace, part wood panelled elevations, exposed stone wall, exposed beams, spotlights, fitted wardrobes and shelving.

#### Bedroom Two

10'10 x 7'7 (3.30m x 2.31m )  
UPVC double glazed window, Velux window, central heating radiator, dado rail, exposed beams and exposed stone wall.

#### Bathroom

9'9 x 6'5 (2.97m x 1.96m )  
UPVC double glazed frosted window, Velux window, central heating radiator, pedestal wash basin with traditional taps, dual flush plate WC, panel bath with mixer tap and rinse head, direct feed rainfall shower enclosed with rinse head, partially tiled elevations, partial PVC panelled elevations, fitted storage, two feature wall light, spotlights, exposed beams and tiled flooring.

### External

#### Rear

Enclosed garden with paving, decking, stone chippings, bedding, pergola, timber shed and gate to shared access.

#### Front

Enclosed forecourt with paving.



Tel: 01254916276

www.keenans-estateagents.co.uk