



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.

## Margaret Street, Blackburn, BB1 2DA

### Offers Over £150,000

A STUNNING FAMILY HOME IN BLACKBURN

Situated on the charming Margaret Street in Blackburn, this delightful house presents an exceptional opportunity for first-time buyers seeking a perfect family home. The property is turn-key ready, allowing you to move in without the hassle of renovations or repairs.

Its convenient location offers excellent links to Blackburn and the motorway, making commuting and accessing local amenities a breeze. This home is not just a place to live; it is a sanctuary where cherished memories can be created.

With its inviting atmosphere and practical layout, this property is sure to appeal to those looking for comfort and convenience in a vibrant community. Do not miss the chance to make this wonderful house your new home.

# Margaret Street, Blackburn, BB1 2DA

Offers Over £150,000



- Mid-Terraced Property
- Modern Kitchen
- Perfect For First Time Buyers
- Council Tax Band: A
- Two Bedrooms
- Three Piece Bathroom
- EPC: TBC
- Two Reception Rooms
- Enclosed Rear Yard
- Tenure: Freehold

## Ground Floor

### Reception Room One

12'11 x 12 (3.94m x 3.66m)

### Reception Room Two

21' x 13' (6.40m x 3.96m )

### Kitchen

9'4 x 6'3 (2.84m x 1.91m)

## First Floor

### Landing

13' x 6'3 (3.96m x 1.91m)

### Bedroom One

13'1 x 12'5 (3.99m x 3.78m)

### Bedroom Two

9'2 x 7'9 (2.79m x 2.36m)

### Bathroom

8'10 x 4'8 (2.69m x 1.42m)



Tel: 01254916276

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)