

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	83
(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.

## Blackburn Road, Blackburn, BB6 7DZ

### Offers Over £80,000

ENVIABLE THREE BEDROOM MID TERRACE PROPERTY

Located on Blackburn Road in the charming town of Great Harwood, this delightful three-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. Recently renovated, the property boasts a modern kitchen that is both stylish and functional, perfect for those who enjoy cooking and entertaining.

The spacious lounge offers a welcoming atmosphere, ideal for relaxing or hosting friends and family. Each of the well-proportioned bedrooms provides ample space for comfort and privacy, making this home suitable for families or individuals alike. The spacious shower room adds to the convenience of the property, ensuring that daily routines are both efficient and enjoyable.

Situated in a prime location, this home is just a stone's throw away from local amenities and the town centre, providing easy access to shops, cafes, and essential services. Excellent transport links further enhance the appeal, making commuting a breeze.

Some images have been digitally staged using AI, to illustrate the potential layout and appearance of the property.

This property is sold with no chain delay, allowing for a smooth and swift transition into your new home. With its blank canvas, you have the perfect opportunity to personalise the space to your taste and style. Don't miss out on this fantastic chance to own a lovely home in a vibrant community.

# Blackburn Road, Blackburn, BB6 7DZ

Offers Over £80,000



- Mid Terraced Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating: C
- Three Bedrooms
- Three Piece Shower Room
- Tenure: Leasehold
- Spacious Reception Room
- Enclosed Rear Yard
- Council Tax Band: A

## Ground Floor

### Reception Room

13'8 x 12'10 (4.17m x 3.91m)

UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, smoke alarm, stairs to first floor and open access to kitchen.

### Kitchen

12'11 x 12'3 (3.94m x 3.73m)

UPVC double glazed window, central heating radiator, wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, space for fridge freezer, exposed beams, wood effect flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

9' x 2'9 (2.74m x 0.84m)

Loft access, smoke alarm and doorways to three bedrooms and shower room.

### Bedroom One

13'4 x 13' (4.06m x 3.96m)

UPVC double glazed window, central heating radiator and over stairs storage.

### Bedroom Two

9'8 x 6'7 (2.95m x 2.01m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

9'4 x 6' (2.84m x 1.83m)

UPVC double glazed window and central heating radiator.

### Shower Room

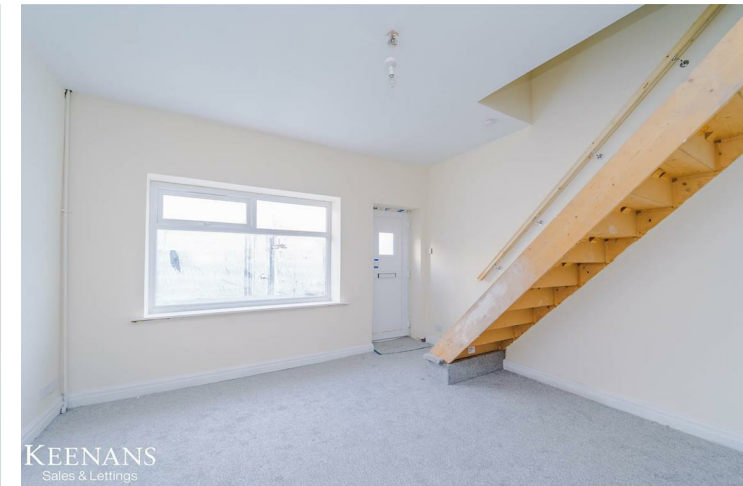
9'9 x 3'6 (2.97m x 1.07m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in enclosure, part PVC panel elevation, part tile elevation and wood effect flooring.

## External

### Rear

Enclosed Communal yard.



Tel: 01254389384

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