




| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 72 | |
| (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.

Faroes Close, Blackburn, BB2 3EL

Offers Over £190,000

THREE BEDROOM DETACHED FAMILY HOME IN THE HEART OF BLACKBURN

Situated in the tranquil setting of Faroes Close, Blackburn, this delightful three-bedroom detached house offers a perfect blend of comfort and modern living. The property boasts a beautifully laid out lawn garden, providing a serene backdrop with lovely views to the rear, ideal for relaxation or entertaining guests.

Upon entering, you will find two bright and inviting living areas that create a warm and welcoming atmosphere. The contemporary kitchen is well-equipped, making it a joy for any home cook. A spacious conservatory extends the living space, allowing you to enjoy the picturesque garden throughout the year.

The property features two generously sized bedrooms, both designed with fitted wardrobes to maximise storage space. A modern four-piece bathroom adds to the appeal, ensuring convenience for all residents.

With the added benefit of a driveway for off-road parking, this home is not only practical but also offers a sense of privacy. Sold with no chain, this property presents an excellent opportunity for those looking to move in without delay. Whether you are a first-time buyer or seeking a family home, this charming residence in Blackburn is sure to impress.

Faroes Close, Blackburn, BB2 3EL

Offers Over £190,000

 3  1  2  C

- Three bedroom detached house
- Two bright living areas
- Modern four piece bathroom
- Council tax band: C
- Lovely rear garden views
- Contemporary kitchen design
- Sold with no chain
- Driveway for off-road parking
- Spacious conservatory
- Desirable location

Ground Floor

Hallway

4'8 x 4'7 (1.42m x 1.40m)

Reception Room One

15'8 x 10'10 (4.78m x 3.30m)

Reception Room Two

10'11 x 7'10 (3.33m x 2.39m)

Kitchen

13'11 x 8'1 (4.24m x 2.46m)

Conservatory

12'1 x 7'10 (3.68m x 2.39m)

First Floor

Landing

8'10 x 7'11 (2.69m x 2.41m)

Bedroom One

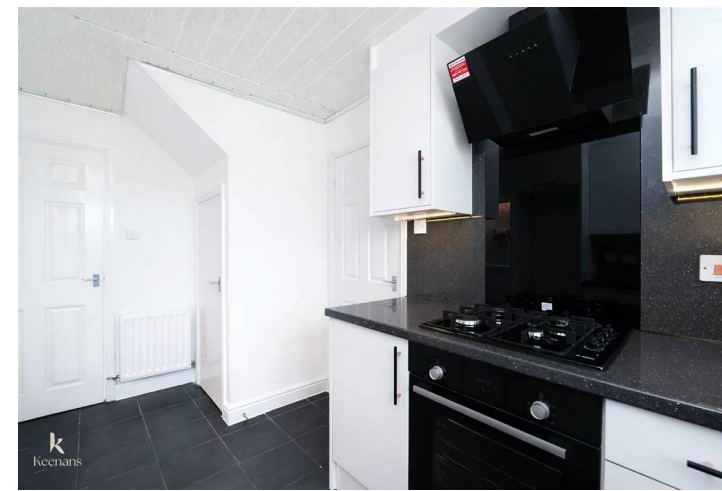
12'8 x 10'6 (3.86m x 3.20m)

Bedroom Two

12'6 x 10'1 (3.81m x 3.07m)

Bathroom

7'9 x 5'6 (2.36m x 1.68m)



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