

BEN ROSE



Oakfield Road, Blackburn

£925 Per Month

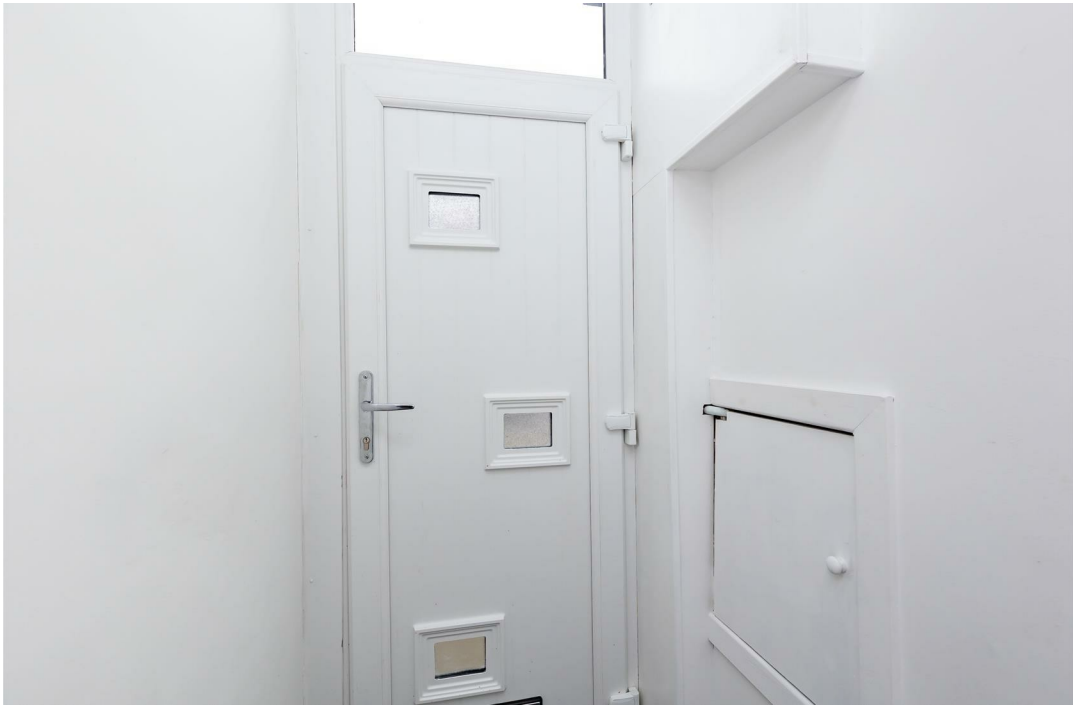
Ben Rose Estate Agents are pleased to present to market this beautifully refurbished and modernised three-bedroom terraced home, available to rent in a popular residential area of Blackburn. Offering stylish and well-proportioned accommodation throughout, this home is ideal for families looking for comfortable, move-in ready living. The property is conveniently positioned close to a wide range of local amenities, including supermarkets, schools, parks and leisure facilities, whilst Blackburn town centre is just a short distance away. Excellent transport links are also within easy reach, with regular bus services, Blackburn Railway Station providing direct connections to surrounding towns and cities, and the M65 motorway offering straightforward travel towards Preston, Burnley and Manchester.

Upon entering the property, you are welcomed into a vestibule which leads through to the entrance hallway, where the staircase is positioned at the far end on the right-hand side. To the front of the home is the bright and inviting living room, benefiting from a large window that fills the space with natural light. Continuing through the hallway, you arrive at the spacious lounge/diner, providing a versatile living and dining space ideal for everyday family life. Glazed double doors, complemented by a skylight above, create a bright and airy atmosphere whilst offering direct access to the rear yard. A door from the dining area leads into the modern fitted kitchen, which features a range of integrated appliances, including a new oven, along with ample storage and worktop space. The kitchen also benefits from a window overlooking the rear yard and an external door providing additional access outside.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, making the home perfectly suited to families. The generous principal bedroom overlooks the front aspect, whilst the remaining two bedrooms enjoy views over the rear yard and offer flexibility for children, guests or a home office. Completing the accommodation is the contemporary three-piece family bathroom, fitted with a bath with an overhead shower, wash basin and WC.

Externally, the property benefits from residential parking available to the front. To the rear is a low-maintenance, walled yard with a concrete finish, complemented by a raised decking area in the back left corner, creating an ideal space for outdoor seating. A gate to the rear provides convenient access to the service road. Combining modern interiors, generous living accommodation and a well-connected Blackburn location, this is an excellent rental home for families seeking convenience, comfort and contemporary living.









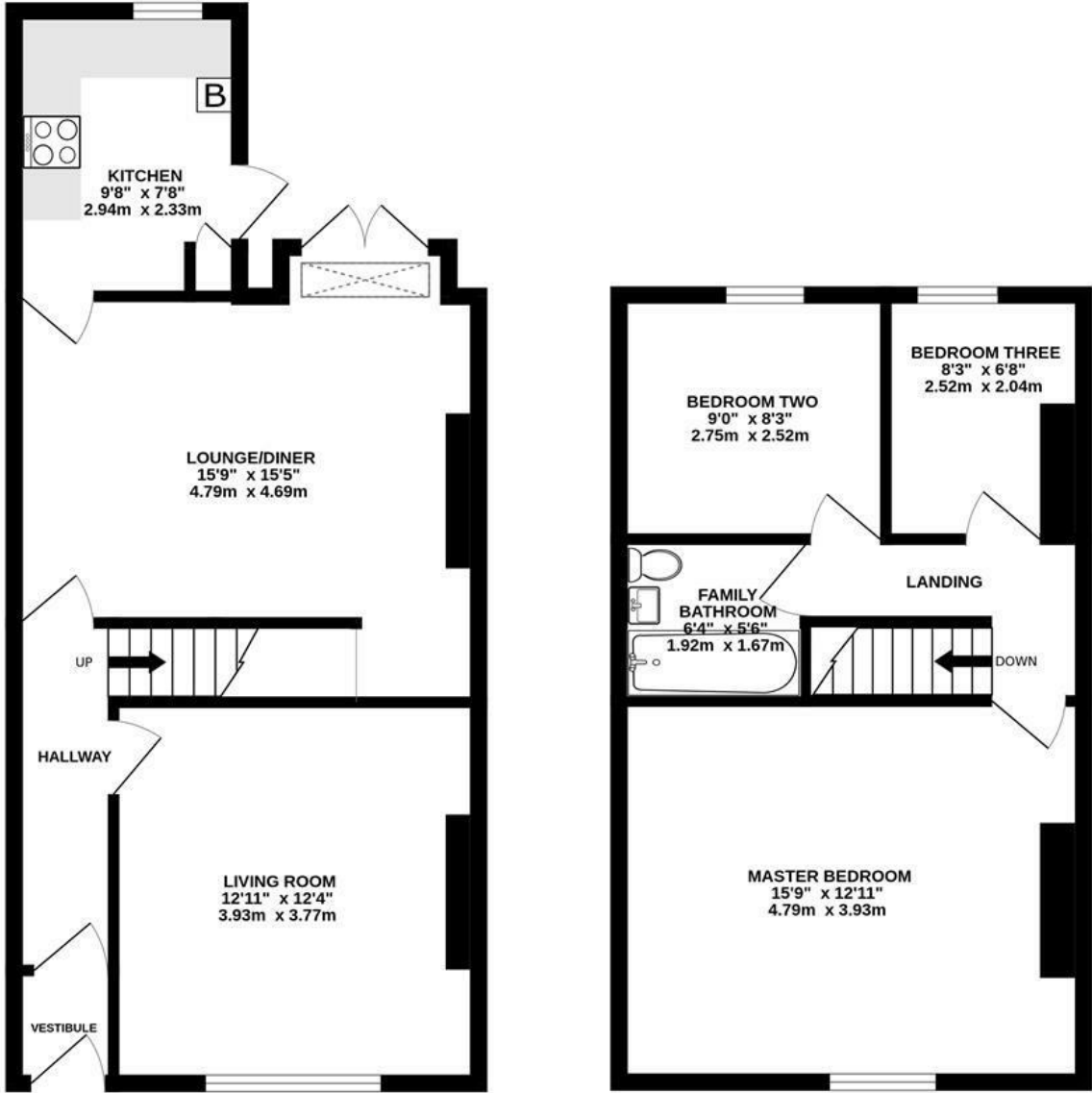




BEN ROSE

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	
(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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

