

## Besant Close, Blackburn, BB1 2RG

### Offers in the region of £215,000

Welcome to this beautiful townhouse located on Besant Close in Blackburn. This charming property offers a versatile living space, perfect for families or those seeking extra room for guests. With the option to have two reception rooms or five bedrooms, the layout can easily adapt to your needs.

The house is set over three floors, providing ample space and privacy for everyone. The ground floor features a welcoming entrance that leads to the kitchen diner, reception room and WC. From the kitchen/dining room, there is access to the spacious garden.

On the first floor, you will find two generously sized bedrooms, including an ensuite along with a family bathroom that caters to the needs of the household. The second floor boasts an additional three bedrooms ensuring comfort and convenience for the occupants.

Externally the property has a spacious easy maintainable garden along with a driveway to the front of the property which can accommodate a number of cars.

Presently, the home is being rented on a fixed contract basis and the tenant is paying £1000.00 per calendar month.

This home is close to local amenities, schools, motorway link and Blackburn Royal Hospital making it an excellent choice for families. Don't miss the opportunity to make this lovely townhouse your new home.

Downstairs Lounge 7'8" x 7'8" (2.35 x 2.34)

Downstairs WC 3'3" x 5'6" (1.01 x 1.70)

Kitchen / Dining Room 15'6" x 8'3" (4.74 x 2.54)

Second Lounge 15'7" x 12'5" (4.77 x 3.81)

Bedroom One 8'3" x 15'7" (2.54 x 4.75)

Ensuite 3'10" x 4'6" (1.19 x 1.39)

Bedroom Two 15'8" x 10'8" (4.78 x 3.26)

Bedroom Three 7'1" x 11'10" (2.17 x 3.61)

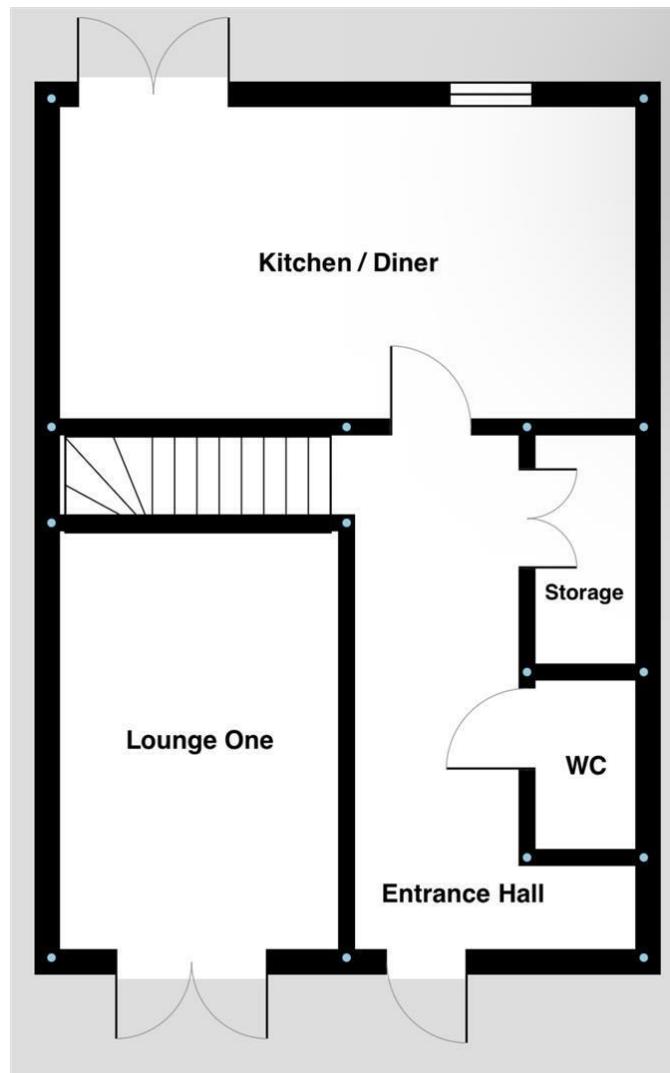
Bedroom Four 8'3" x 11'10" (2.52 x 3.61)

Bathroom

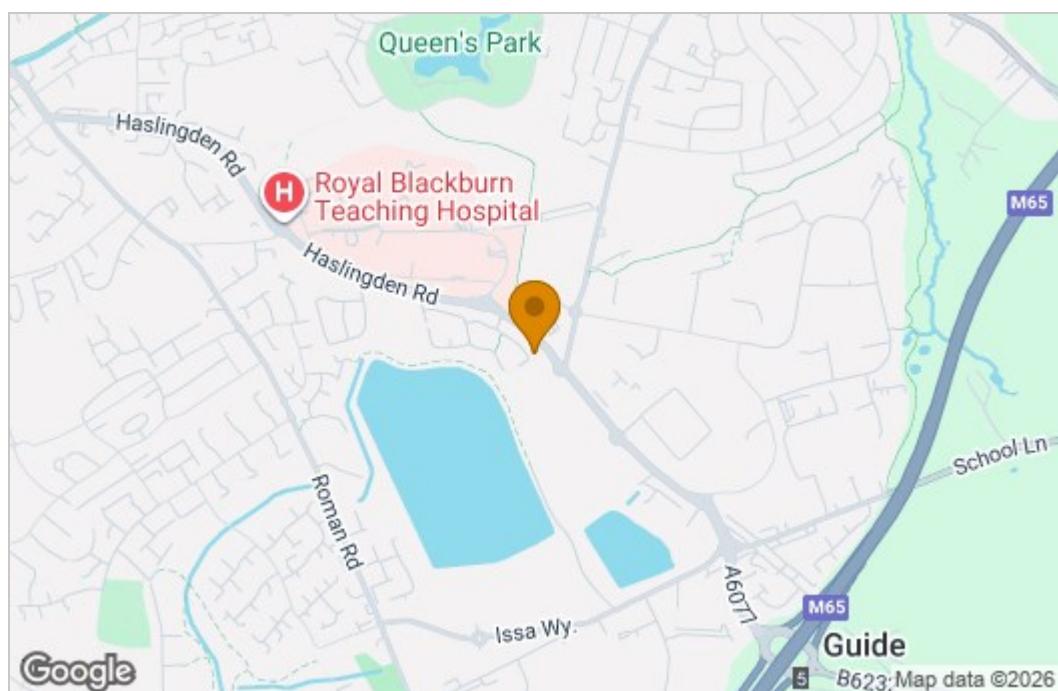
Garden



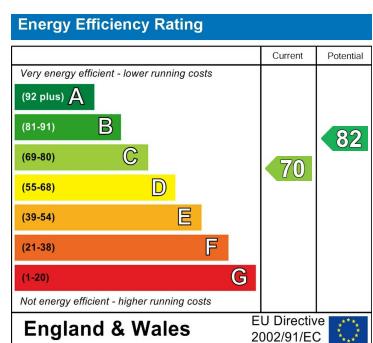
## Floor Plan



## Area Map



## Energy Efficiency Graph



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