

Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	69	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Openshaw Drive, Blackburn, BB1 8RH

£750 PCM

Welcome to this charming two-bedroom semi-detached bungalow located on Openshaw Drive in Blackburn. This delightful property, new to the rental market, offers a perfect blend of comfort and convenience, making it an ideal home for individuals or small families.

As you step through the entrance vestibule, you are greeted by a spacious reception room that provides a warm and inviting atmosphere. This area is perfect for relaxing or entertaining guests. The modern fitted kitchen is a highlight of the home, equipped with contemporary appliances and ample storage, making meal preparation a pleasure. The bungalow also features a well-appointed shower room, designed for both functionality and style.

The two well-proportioned bedrooms offer comfortable living spaces, ideal for restful nights. Each room is filled with natural light, creating a bright and airy feel throughout the property.

Outside, you will find generous garden space both at the front and rear of the bungalow, providing a lovely area for outdoor activities or simply enjoying the fresh air. Additionally, there is off-road parking available for one vehicle, ensuring convenience for you and your guests.

This older-style bungalow combines traditional charm with modern living, making it a wonderful place to call home. Don't miss the opportunity to view this lovely property; it truly is a gem in Blackburn.

Openshaw Drive, Blackburn, BB1 8RH

£750 PCM

**2**

**1**

**1**

**C**

- Semi-Detached Bungalow
 - Modern Fitted Kitchen
 - Front and Rear Gardens
 - EPC Rating C
- Two Bedrooms
 - Modern Shower Room
 - Close Proximity to Commuter Links
- One Reception Room
 - Multi Vehicle Drive
 - Well Presented

INTRODUCTION

Keenans Lettings are delighted to offer this two bedroom, semi-detached bungalow to the rental market. The property is located within close proximity to commuter links, the town centre, schools and colleges. The property briefly comprises entrance hall, lounge, modern fitted kitchen and two bedrooms and the family shower room. Externally, there are front and rear gardens, a paved patio and an extensive driveway offering off road parking.

GROUND FLOOR

ENTRANCE VESTIBULE

6'4" x 3'6" (1.93 x 1.07)

UPVC door with double glazed frosted windows opens into the entrance vestibule with further UPVC double glazed panel to side, ceiling covings, ceiling spot lights, central heating radiator, meter cupboard and a tiled floor and door to the reception room.

RECEPTION ROOM

At widest (At widest)

UPVC double glazed window, central heating radiator, ceiling covings, ceiling spot lights, three feature wall lights, television point, inset feature Bio-Ethanol flame display fire and a door to the kitchen and inner hall.

KITCHEN

10'4" x 6'2" (3.15 x 1.88)

Fitted with a range of cream gloss and wood effect wall, base and drawer units with complementary Corian work surfaces and upstands, inset sink and mixer tap, integrated gas hob with extractor over and feature splash back, integrated electric oven and microwave, integrated washing machine, boiler, wood effect flooring, ceiling spot lights, a UPVC double glazed window and a UPVC double glazed door to the drive at the side of the property.

INNER HALL

5'5" x 3'4" (1.65 x 1.02)

Ceiling covings, ceiling spot lights, loft hatch and doors to the bedrooms and shower room.

BEDROOM ONE

At widest (At widest)

UPVC double glazed window, central heating radiator, ceiling light point and lazy switch.

BEDROOM TWO

8'6" x 8'3" (2.59 x 2.51)

UPVC double glazed window and a central heating radiator.

SHOWER ROOM

5'4" x 5'3" (1.63 x 1.6)

Fitted with a white three piece suite comprising close couple WC, walk in shower cubicle with direct feed shower, pedestal wash basin, tiled elevations with feature wall, wood effect tiled flooring, towel radiator, ceiling spot lights and a UPVC double glazed frosted window.

EXTERNAL

REAR

Enclosed rear garden, laid to lawn garden, paved patio area and gated access to the drive at the side of the property.

FRONT

Lawn area, paved pathway leading to the front door and a paved and stone chipped driveway leading down the side of the property.

AGENTS NOTES

Council Tax band B.



Tel: 01282507250

www.keenans-estateagents.co.uk