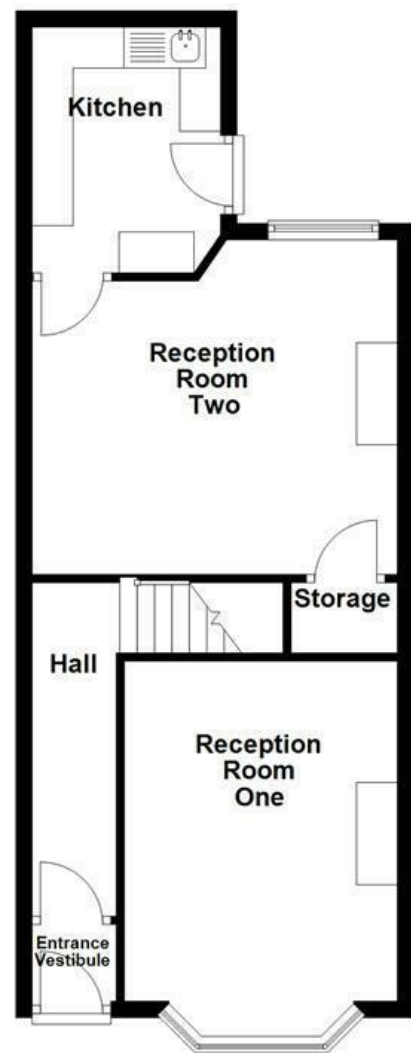
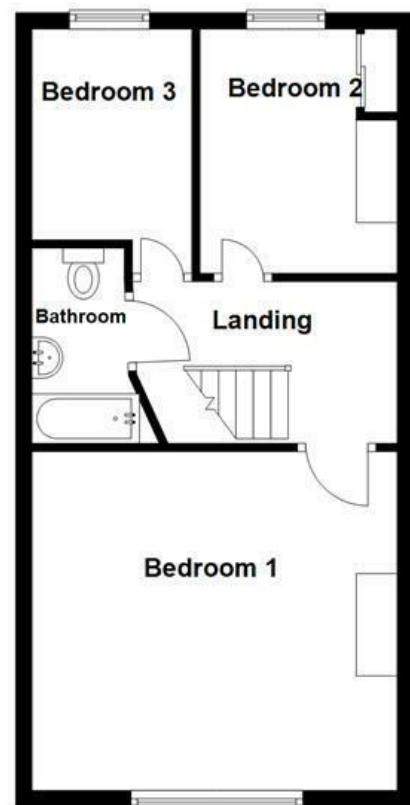


Ground Floor



First Floor



## Whalley New Road, Blackburn, BB1 9BA

£850

A FANTASTIC THREE BEDROOM HOME IN BROWNHILL

Nestled on Whalley New Road in Blackburn, this charming terraced house presents an excellent opportunity for families seeking a welcoming home in a vibrant community. With three well-proportioned bedrooms, this property offers ample space for family living and personal comfort.

The location is particularly advantageous, providing good transport links into Blackburn, making commuting and access to local amenities both convenient and efficient. Families will appreciate the proximity to reputable local schools, ensuring that educational needs are well catered for. Additionally, nearby parks offer delightful green spaces for children to play and for families to enjoy leisurely walks or picnics.

Set in the desirable Brownhill area, this home combines the benefits of suburban living with easy access to the bustling town centre. With its blend of comfort, convenience, and community spirit, this terraced house is a wonderful place to call home.

| Energy Efficiency Rating                    |                                                                                     |                                                                                     |
|---------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                                                                             | Potential                                                                           |
| Very energy efficient - lower running costs |                                                                                     |                                                                                     |
| (92 plus) <b>A</b>                          |  |  |
| (81-91) <b>B</b>                            |                                                                                     |                                                                                     |
| (69-80) <b>C</b>                            |                                                                                     |                                                                                     |
| (55-68) <b>D</b>                            |                                                                                     |                                                                                     |
| (39-54) <b>E</b>                            |                                                                                     |                                                                                     |
| (21-38) <b>F</b>                            |                                                                                     |                                                                                     |
| (1-20) <b>G</b>                             |                                                                                     |                                                                                     |
| Not energy efficient - higher running costs |                                                                                     |                                                                                     |
| <b>England &amp; Wales</b>                  |                                                                                     |                                                                                     |
| 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.

# Whalley New Road, Blackburn, BB1 9BA

£850

 3  1  2  C

- Enclosed Rear Yard Space
  - On Street Parking
  - ideal Family Home With Viewing Essential
- Council Tax Band B
  - Three Well proportioned Bedrooms
  - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C
  - Two Spacious Reception Rooms
  - Easy Access to Major Commuter Routes

## Ground Floor

### Entrance

Hardwood door with double glazed frosted glass window leading to vestibule

### Vestibule

3'4 x 3'1 (1.02m x 0.94m)

Hardwood framed frosted double glazed window, tiled flooring and hardwood door to hallway

### Hallway

11'1 x 3'4 (3.38m x 1.02m)

Central heating radiator, coving, corbels, two hardwood doors leading to reception room one and reception room two and stairs to the first floor.

### Reception Room One

13'8 x 10'10 (4.17m x 3.30m)

UPVC double glazed bay window, central heating radiator, ceiling rose, coving, gas fire with stone slabbed hearth and mantle, brick surround and two sets of integrated storage.

### Reception Room Two

15'5 x 14'8 (4.70m x 4.47m)

UPVC double glazed window, central heating radiator, ceiling rose, coving, picture rail, electric log burning stove, hardwood door leading to kitchen & hardwood door leading to storage

### Kitchen

9'10 x 7'9 (3.00m x 2.36m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, laminate work surface, stainless steel sink with mixer tap & draining board, space for gas cooker with 4 rings. tiled splashback, integrated extractor hood, integrated fridge freezer, plumbing for washing machine, tile effect lino flooring and UPVC door leading to rear garden.

## First Floor

### Landing

9'11 x 5'11 (3.02m x 1.80m)

Loft access, smoke alarm, feature wall light, storage, hardwood doors leading to - bedroom one, bedroom two, bedroom three, bathroom.

### Bedroom One

14'9 x 11'5 (4.50m x 3.48m)

UPVC double glazed window, central heating radiator, coving, integrated wardrobe.

### Bedroom Two

11' x 7'10 (3.35m x 2.39m)

UPVC double glazed window, central heating radiator, integrated wardrobe.

### Bedroom Three

11'1 x 6'11 (3.38m x 2.11m)

UPVC double glazed window, central heating radiator.

### Bathroom

7'10 x 5'4 (2.39m x 1.63m)

Skylight window, central heating radiator, three piece bathroom suite, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower with rinse head, extractor fan, tiled elevations, lino flooring.

### External

### Front

Courtyard.

### Rear

Enclosed yard with outbuilding.



Tel: 01282507250

www.keenans-estateagents.co.uk