


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

## Noble Street, Blackburn, BB1 4HX

### Offers Over £120,000

AN ENVIABLE DETACHED FULLY RENOVATED HOME

Situated on Noble Street in the charming town of Rishton, this outstanding detached house offers a perfect blend of modern living and convenience. The property has been meticulously updated to the highest standard, showcasing immaculate presentation throughout.

Upon entering, you are greeted by an impressive open plan kitchen and living space, designed to create a warm and inviting atmosphere for both relaxation and entertaining. The modern kitchen is equipped with contemporary fixtures and fittings, making it a delightful space for culinary enthusiasts. The property boasts two spacious double bedrooms, providing ample room for a small family or a couple looking to settle into their new home.

The bathroom has also been tastefully modernised, ensuring comfort and style. Outside, the wrap-around garden space offers a lovely area for outdoor activities or simply enjoying the fresh air, making it an ideal spot for children to play or for hosting summer gatherings.

One of the key advantages of this property is its prime location. Just a stone's throw away from the popular town centre, residents will find themselves conveniently close to a variety of local

# Noble Street, Blackburn, BB1 4HX

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 2  1  1  D

- Tenure Freehold
- Council Tax Band B
- EPC Rating D
- On Street Parking
- Two Well Proportioned Double Bedrooms
- Ideal First Time Buy
- Modern Kitchen And Three Piece Bathroom Suite
- Wrap Around Garden
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

## Ground Floor

### Entrance Porch

5' x 3'1 (1.52m x 0.94m)

### Open Plan Living/Kitchen

24'9 x 12'2 (7.54m x 3.71m)

## First Floor

### Landing

6'3 x 4'2 (1.91m x 1.27m)

### Bedroom One

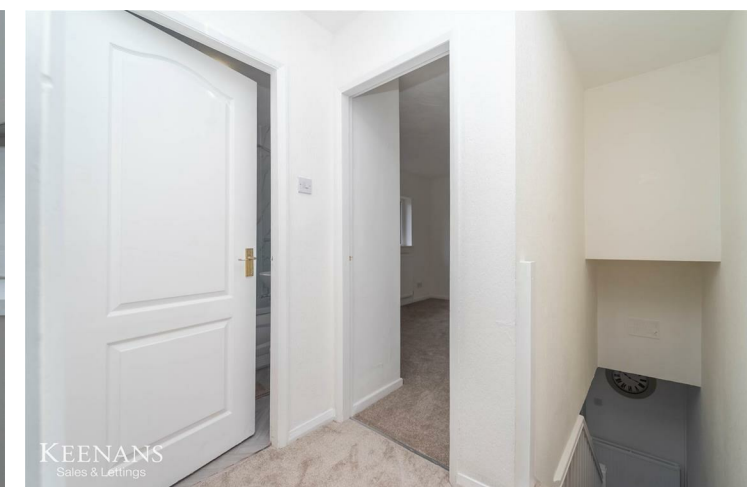
12'2 x 7'11 (3.71m x 2.41m)

### Bedroom Two

12'4 x 9'2 (3.76m x 2.79m)

### Bathroom

5'6 x 5'4 (1.68m x 1.63m)



Tel: 01254389384

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)