



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 77 |
| (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.

Hardman Close, Blackburn, BB1 2DT

£150,000

IMPRESSIVE THREE BEDROOM PROPERTY, PERFECT FOR A FAMILY

Nestled in the charming neighbourhood of Hardman Close, Blackburn, this delightful three-bedroom house is an ideal home for families seeking comfort and convenience. The property boasts a spacious living and dining area, perfect for both relaxation and entertaining guests. The large garage provides ample storage space or the potential for a workshop, catering to various needs, as well as a double driveway for convenience.

The modern kitchen is designed with functionality in mind, featuring contemporary fittings that make cooking a pleasure. The bathroom is equally impressive, offering a stylish and comfortable space for daily routines.

With its generous living spaces and well-appointed rooms, this home is not only practical but also inviting, making it a wonderful place to create lasting memories. The location offers easy access to local amenities, schools, and parks, ensuring that everything you need is within reach.

This property is a fantastic opportunity for those looking to settle in a friendly community while enjoying the comforts of a modern home. Don't miss the chance to make this lovely house your

Hardman Close, Blackburn, BB1 2DT

£150,000



- An Outstanding Mid Terraced Property
- Open Plan Kitchen Diner
- Off Road Parking
- Tenure Freehold
- Three Bedrooms
- Sought After Location
- Council Tax Band B
- Beautifully Presented
- Modern Fixtures And Fittings
- EPC Rating D

Ground Floor

Entrance Hallway

4'3 x 4 (1.30m x 1.22m)

Reception Room

13'2 x 12'1 (4.01m x 3.68m)

Inner Hall

3'4 x 2'7 (1.02m x 0.79m)

Shower Room

7'8 x 4'5 (2.34m x 1.35m)

Kitchen

17'1 x 10'1 (5.21m x 3.07m)

First Floor

Landing

10 x 6'3 (3.05m x 1.91m)

Bedroom One

13'10x 8'6 (4.22mx 2.59m)

Bedroom Two

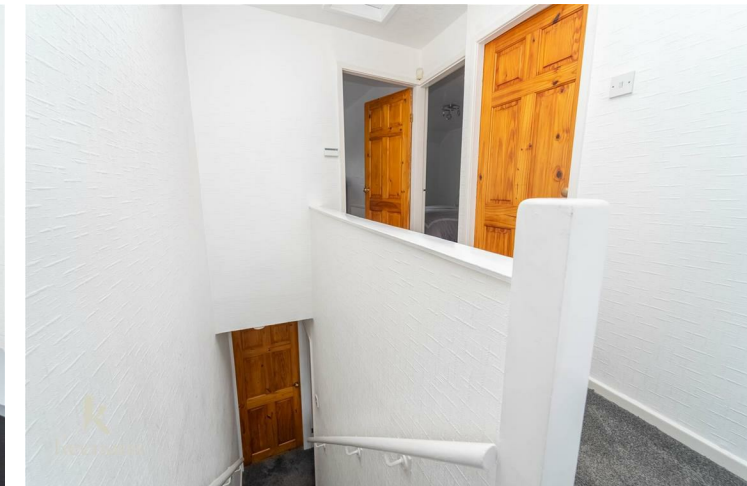
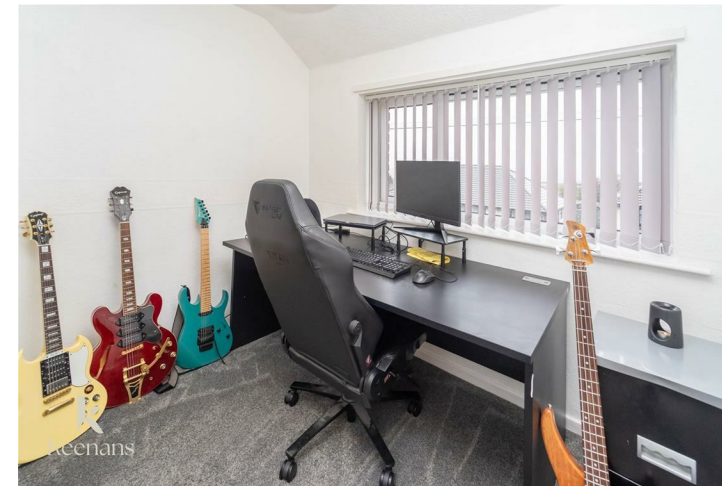
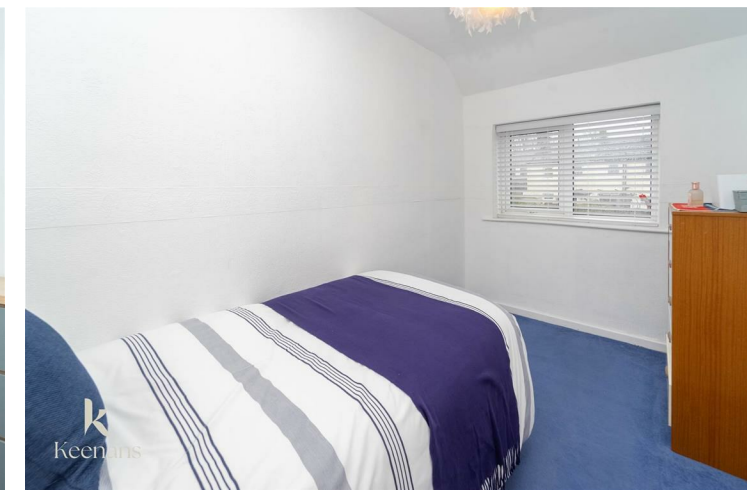
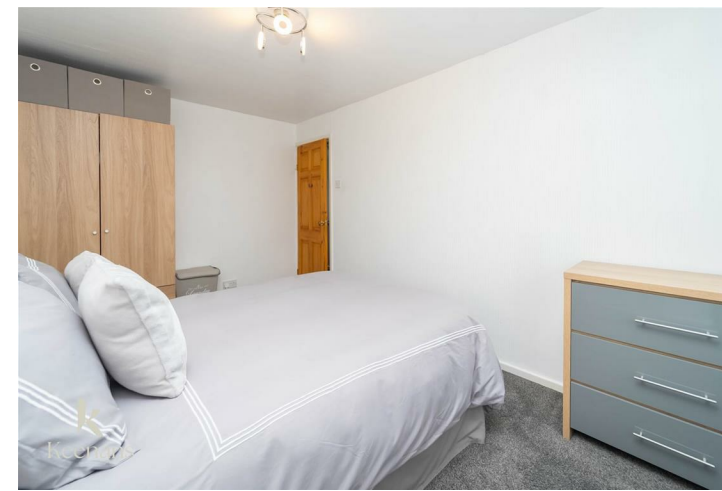
11 x 6'3 (3.35m x 1.91m)

Bedroom Three

8'9 x 7'2 (2.67m x 2.18m)

Garage

15'11 x 8'3 (4.85m x 2.51m)



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