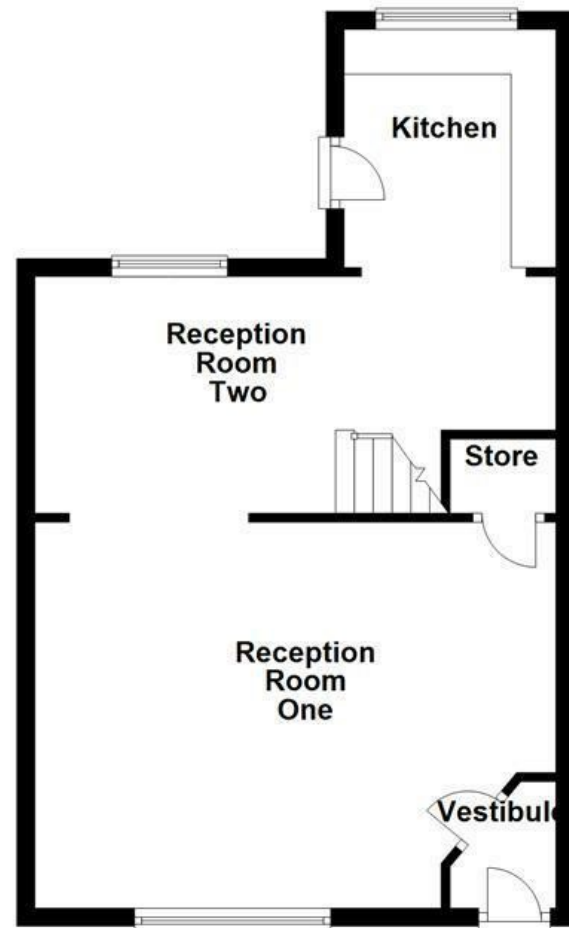
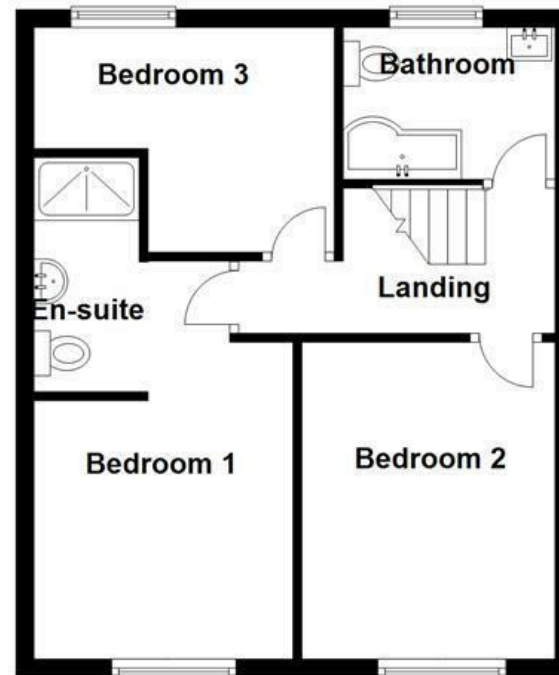


Ground Floor
Approx. 47.4 sq. metres (510.2 sq. feet)



First Floor
Approx. 40.8 sq. metres (439.5 sq. feet)



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Gisburn Road, Blacko, BB9 6LS

£900

AN ENVIABLE COTTAGE PROPERTY IN A PICTURESQUE LOCATION

Situated within the most desirable location with spacious rooms, neutral decor and stunning open plan living area, this enviable three bedroom cottage terraced property is being proudly welcomed to the market in the highly regarded location of Blacko. With an abundance of indoor space, two open plan, generously sized reception rooms and contemporary fitted kitchen and bathroom, as well as added en suite to the main bedroom this property is the perfect home for a family or professional couple truly not to miss! Situated conveniently close to bus routes, local schools and amenities, as well as, network links to Pendle, Gisburn, Ribble Valley and major motorway links.

The property comprises briefly; a spacious living room leads on openly to a second reception room. The second living room leads openly on to a contemporary fitted kitchen and houses a door on to a staircase to the first floor. The first floor comprises of doors on to three bedrooms and a modern three piece bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear and garden to the front.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenanasestateagents

Gisburn Road, Blacko, BB9 6LS

£900



- Close Proximity To Amenities
- On Street Parking
- Ideal Family Home
- Council Tax Band C
- Three Bedroom Terraced Cottage Property
- Contemporary Fitted kitchen
- EPC Rating C
- Three Piece Bathroom Suite And En Suite
- Easy Access To Major Network Links

Ground Floor

Entrance

Via a UPVC double glazed door to vestibule.

Vestibule

4'8 x 3'10 (1.42m x 1.17m)

Exposed stone wall, partial wood panel elevation, tiled floor and hard wood single glazed frosted door to reception room one.

Reception Room One

19'1 x 14'1 (5.82m x 4.29m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner with stone hearth and surround, smoke alarm, spotlights, television point, integrated shelving, Kardean floor, under stairs storage and open to reception room two.

Reception Room Two

19'1 x 8'8 (5.82m x 2.64m)

UPVC double glazed window, central heating radiator, two feature wall lights, spotlights, Kardean floor, open to kitchen and door to stairs to first floor.

Kitchen

8'8 x 7'8 (2.64m x 2.34m)

UPVC double glazed window, range of white wall and base units, laminate surface, tiled splash back, composite one and a half sink and drainer with high spout spring mixer tap, integrated electric Belling oven with four ring induction hob and extraction hood, plumbed for washing machine, Kardean floor and UPVC double glazed door to rear.

First Floor

Landing

11'1 x 5'5 (3.38m x 1.65m)

Loft access, smoke alarm, hard wood doors to three bedrooms and bathroom.

Bedroom Two

14'7 x 9'5 (4.45m x 2.87m)

UPVC double glazed window, central heating radiator, television point, integrated shelving and open to en suite.

En Suite

8'2 x 3'10 (2.49m x 1.17m)

Heated towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, tiled elevation, spotlights, extractor fan and tiled floor.

Bedroom One

11'7 x 9'1 (3.53m x 2.77m)

two UPVC double glazed windows, central heating radiator, exposed beams and television point.

Bedroom Three

10'10 x 8'5 (3.30m x 2.57m)

UPVC double glazed window, central heating radiator, integrated shelving and integrated boiler.

Bathroom

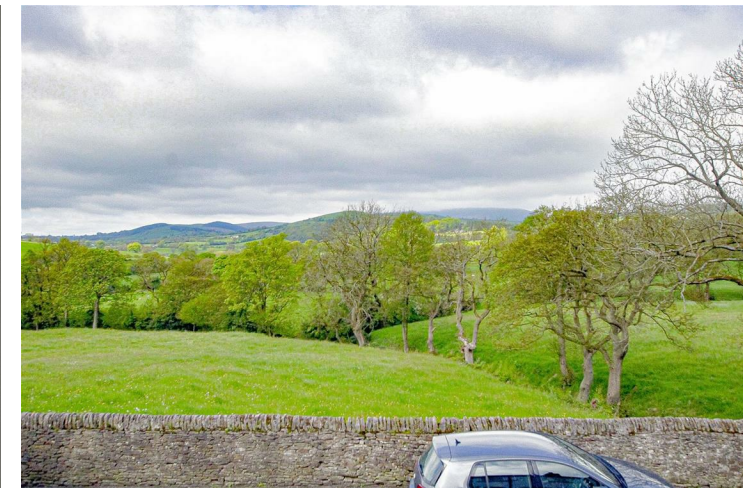
7'11 x 5'6 (2.41m x 1.68m)

UPVC double glazed frosted window, central heating radiator, three piece suite, L shaped panel bath with direct feed rain fall shower, dual flush WC, vanity top wash basin with water fall mixer tap, tiled elevation, spotlights, extractor fan and tiled floor.

External

Rear

Enclosed garden with laid to lawn and patio.



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