



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	80
(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	

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Allsprings Drive, Blackburn, BB6 7RN

Offers Over £200,000

AN OUTSTANDING FAMILY HOME

Nestled in the sought-after area of Allsprings Drive, Great Harwood, Blackburn, this remarkable bay-fronted terraced house presents an exceptional opportunity for families seeking both space and comfort. The property boasts an impressive array of features, including generous indoor and outdoor areas, making it an ideal setting for family life.

As you step inside, you will be greeted by two spacious living areas that provide ample room for relaxation and entertainment. The modern kitchen is designed for practicality and style, perfect for preparing family meals. The property is adorned with neutral decorations throughout, offering a blank canvas for you to personalise and make your own.

One of the standout features of this home is the stunning garden space, which is perfect for outdoor activities and gatherings. Additionally, the detached garage and fantastic outbuildings provide valuable storage options, while the double driveway ensures convenient parking for multiple vehicles.

This property is offered with no chain delay, allowing for a smooth transition into your new home. Its prime location is another significant advantage, as it is conveniently situated near bus routes, local schools, and various amenities. The property is also situated close to a park and scenic countryside. Furthermore, easy access to network and major motorway links makes

Allsprings Drive, Blackburn, BB6 7RN

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 3  1  2  C

- Tenure Leasehold
- Council Tax Band C
- EPC Rating C
- Off Road Parking With Double Drive
- Three Well Proportioned Bedrooms
- Ideal Family Home
- Fitted Kitchen And Four Piece Bathroom Suite
- Viewing Essential
- Envious Garden Space
- Easy Access To Major Network Links

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

13'4 x 7'1 (4.06m x 2.16m)

UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, picture rail, under stairs storage, doors to two reception rooms and stairs to first floor.

Reception Room One

15'8 x 14'5 (4.78m x 4.39m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, gas heater, tiled hearth and surround, television point.

Reception Room Two

16'7 x 13'1 (5.05m x 3.99m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, integrated storage, gas fire with marble hearth and surround, television point and door to kitchen.

Kitchen

13'1 x 9'7 (3.99m x 2.92m)

UPVC double glazed window, hardwood single glazed window, central heating radiator, range of panel wall and base units, wood effect surface and splash back, stainless steel sink and drainer with mixer tap, integrated electric double oven, four ring induction hob, extractor hood, space for fridge freezer, granite effect vinyl flooring and UPVC double glazed door to utility room.

Utility Room

5'6 x 5'1 (1.68m x 1.55m)

UPVC double glazed window, plumbed for washing machine and dryer, tiled effect lino flooring and UPVC door to rear.

First Floor

Landing

9' x 8'3 (2.74m x 2.51m)

Loft access, smoke alarm, picture rail, doors to three bedrooms and bathroom.

Bedroom One

13'4 x 13'3 (4.06m x 4.04m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Two

13'4 x 13'3 (4.06m x 4.04m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Three

9'2 x 8'3 (2.79m x 2.51m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

8'3 x 8'1 (2.51m x 2.46m)

Two UPVC double glazed frosted windows, central heating radiator, direct feed shower enclosure, dual flush WC, pedestal wash basin, wood panel bath with mixer tap and rinse head, tiled elevation, coving, integrated linen cupboard with Worcester combi boiler.

External

Rear

Laid to lawn garden with paving, stone chipped, bedding areas, mature shrubs, greenhouse with light and power, external WC, workshop and garage.

WC

5'1 x 3'1 (1.55m x 0.94m)

Low flush WC and tiled floor.

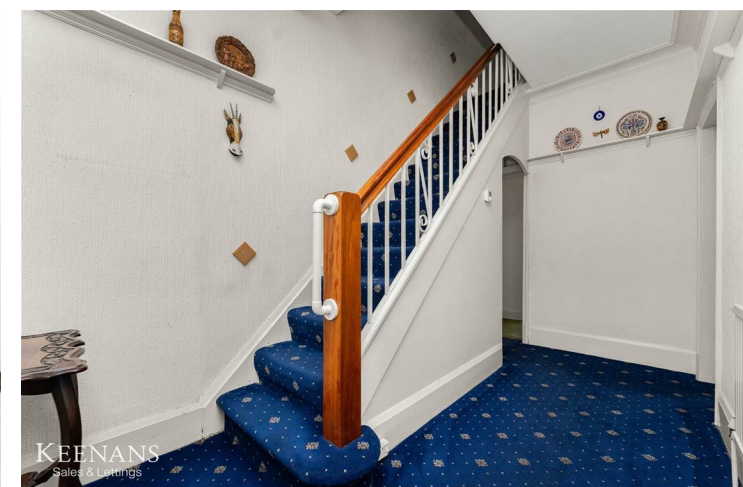
Garage

18'11 x 11' (5.77m x 3.35m)

Three hardwood single glazed windows, power, lighting, up and over garage door.

Front

Double driveway.



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