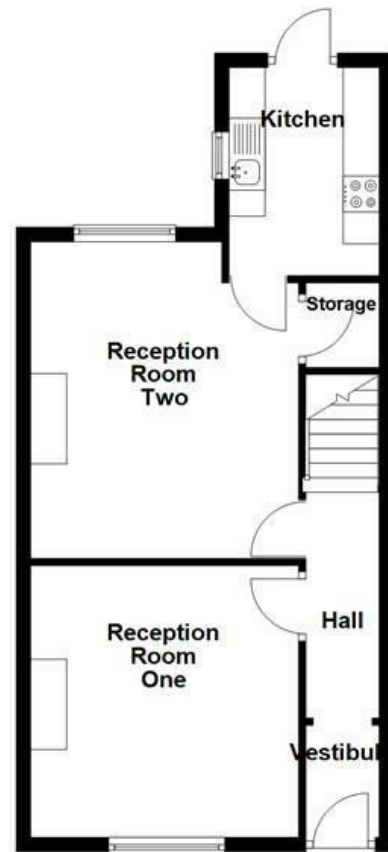
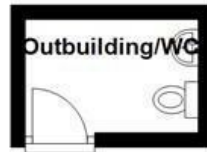


Ground Floor



First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Audley Range, Blackburn, BB1 1UA

### £149,950

#### THREE BEDROOM TERRACE IN BLACKBURN

Nestled in the desirable area of Audley Range, Blackburn, this charming house presents an excellent opportunity for families and professionals alike. The property boasts two generous reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is perfect for culinary enthusiasts, offering functionality and comfort.

Upstairs, you will find three well-proportioned bedrooms, each designed to provide a peaceful retreat at the end of the day. These rooms are filled with natural light, creating a warm and inviting atmosphere.

The rear of the property features a low-maintenance yard, ideal for those who prefer to spend their time enjoying their home rather than tending to extensive gardens. Additionally, the outbuilding with a WC adds convenience and versatility, making it suitable for various uses, whether as a utility space or extra storage.

This property is not only a lovely home but also a fantastic investment in a vibrant community. With its spacious layout and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful house your new home.

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# Audley Range, Blackburn, BB1 1UA

## £149,950



- Tenure Leasehold
  - On Street Parking
  - Ideal Family Home
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Three Well Proportioned Bedrooms
  - Enclosed Rear Yard With Outbuilding
- EPC Rating TBC
  - Viewing Essential
  - Easy Access To Major Commuter Routes

### Ground Floor

**Entrance Vestibule**  
5'2 x 3'5 (1.57m x 1.04m)

**Hall**  
10'3 x 3'4 (3.12m x 1.02m)

**Reception Room One**  
12'4 x 12'2 (3.76m x 3.71m)

**Reception Room Two**  
14'5 x 12'8 (4.39m x 3.86m)

**Kitchen**  
9'5 x 6'11 (2.87m x 2.11m)

### First Floor

**Landing**  
14'7 x 5'4 (4.45m x 1.63m)

**Bedroom One**  
16'1 x 12'3 (4.90m x 3.73m)

**Bedroom Two**  
10'4 x 9'8 (3.15m x 2.95m)

**Bedroom Three**  
9'3 x 7'1 (2.82m x 2.16m)

**Bathroom**  
10'5 x 4'6 (3.18m x 1.37m)

### External

**Rear Outbuilding**  
7'11 x 5'1 (2.41m x 1.55m)



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