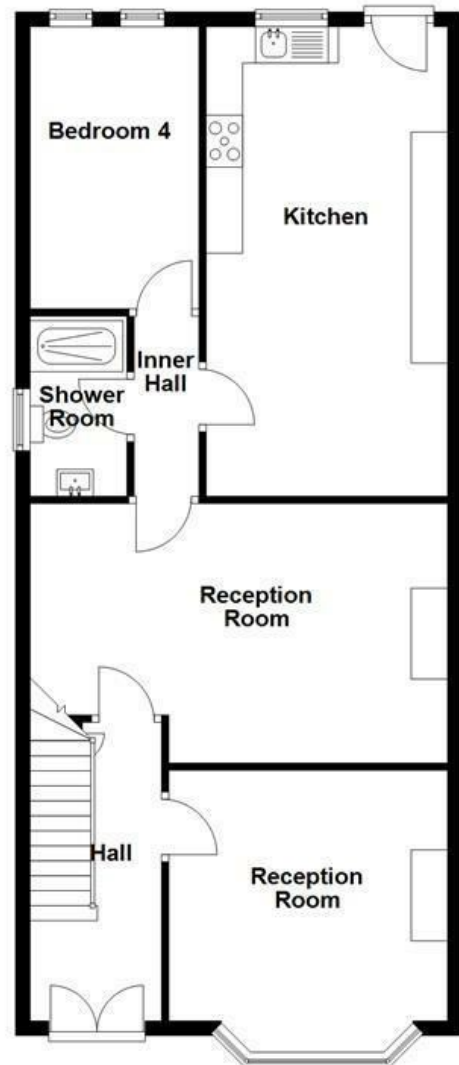
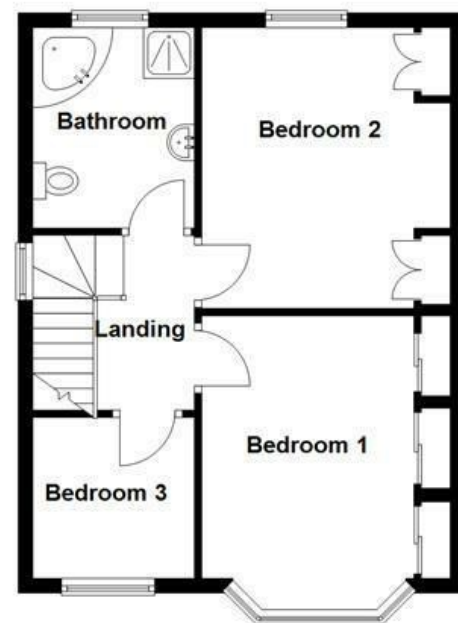


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>70</b>	<b>84</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		
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.

## Carham Road, Blackburn, BB1 8NX

### Offers Over £290,000

FOUR BEDROOM EXTENDED SEMI DETACHED PROPERTY

Situated in the desirable area of Pleckgate, Carham Road presents a charming semi-detached house that is perfect for families or those seeking a spacious home. This delightful property boasts three generously sized double bedrooms, providing ample space for relaxation and rest.

Upon entering, you will find an inviting atmosphere with three extended reception rooms, ideal for entertaining guests or enjoying family time. The large modern kitchen is a standout feature, offering a stylish and functional space for culinary enthusiasts. Additionally, the convenience of a downstairs shower room enhances the practicality of this home, making it suitable for busy lifestyles.

The first floor is complemented by a well-appointed family bathroom, ensuring that all your needs are met. Outside, the low-maintenance rear garden provides a peaceful retreat, perfect for enjoying sunny days or hosting barbecues. The property also benefits from a driveway, allowing for off-road parking, which is a valuable asset in this sought-after location.

With its blend of comfort, style, and convenience, this property on Carham Road is an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.



# Carham Road, Blackburn, BB1 8NX

## Offers Over £290,000



- Spacious Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating: C
- Four Bedrooms
- Two Bathrooms
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Low Maintenance Rear Garden
- Council Tax Band: C

### Ground Floor

#### Hall

13'6 x 5'11 (4.11m x 1.80m)  
UPVC double glazed frosted double entrance doors, central heating radiator, smoke alarm, under stairs storage and doors to two reception rooms.

#### Reception Room One

12'9 x 11'4 (3.89m x 3.45m)  
UPVC double glazed bay window, central heating radiator and living flame gas fire with marble effect hearth and surround.

#### Reception Room Two

18'8 x 11'9 (5.69m x 3.58m)  
UPVC double glazed window, central heating radiator, spotlights, pendant light, gas fire, marble effect hearth and surround and door to inner hall.

#### Inner Hall

8'11 x 2'11 (2.72m x 0.89m)  
Loft access, smoke alarm, wood effect laminate floor and doors to kitchen, shower room and bedroom four.

#### Bedroom Four

12'9 x 7'10 (3.89m x 2.39m)  
Two UPVC double glazed windows and upright central heating radiator.

#### Kitchen

21'2 x 9'1 (6.45m x 2.77m)  
UPVC double glazed window, upright central heating radiator, spotlights, pendant light, wall and base units, granite effect worktops, stainless steel sink with draining board and mixer tap, integrated oven in high rise unit, five burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, part tiled elevation, wood effect laminate floor and UPVC double glazed frosted door tot rear.

#### Shower Room

8'1 x 4'4 (2.46m x 1.32m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower and rinse head, tiled elevation and tiled floor.

### First Floor

#### Landing

7'10 x 7'1 (2.39m x 2.16m)  
UPVC double glazed frosted window, smoke alarm and doors to three bedrooms and bathroom.

#### Bedroom One

11'10 x 9' (3.61m x 2.74m)  
UPVC double glazed bay window, central heating radiator and fitted wardrobes.

#### Bedroom Two

12'8 x 9'6 (3.86m x 2.90m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three

7'4 x 7'3 (2.24m x 2.21m)  
UPVC double glazed window and central heating radiator.

### Bathroom

9'1 x 7'5 (2.77m x 2.26m)  
UPVC double glazed frosted window, spotlights, loft access, central heating radiator, low flush WC, pedestal wash basin with traditional taps, wood panel corner bath with traditional taps, electric shower in single enclosure, tiled elevation and lino flooring.

### External

#### Front

Stone chips, mature trees and driveway.

#### Rear

Enclosed paved garden.



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