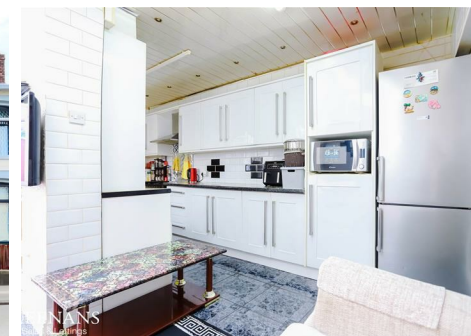
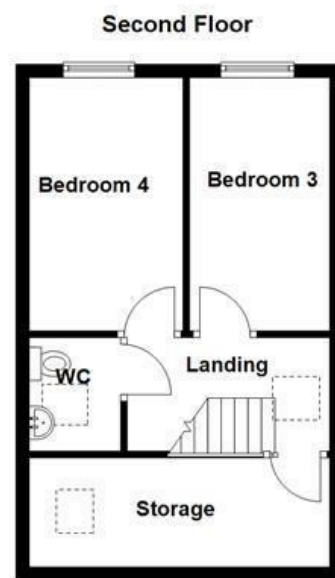
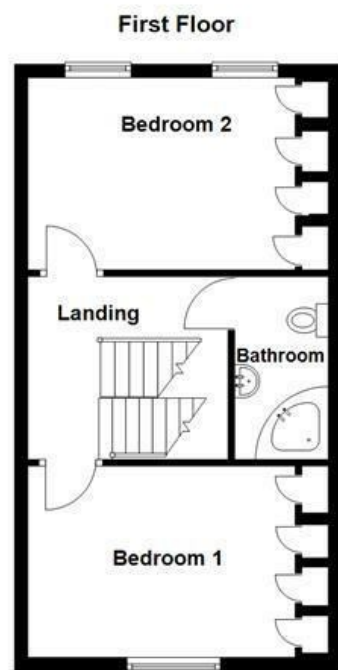
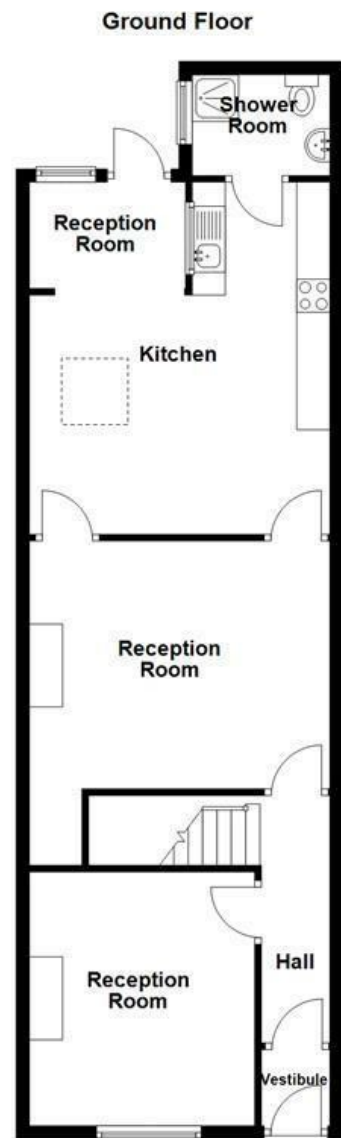




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Cherry Street, Blackburn, BB1 1NT

Offers Over £175,000

SPACIOUS FOUR BEDROOM MID TERRACE PROPERTY IN AN ENVIABLE LOCATION

Located on the charming Cherry Street in Blackburn, this impressive extended mid-terrace house offers a perfect blend of modern living and traditional comfort. Boasting four spacious double bedrooms, this property is ideal for families or those seeking ample space for guests.

Upon entering, you will find a welcoming atmosphere that flows seamlessly throughout the home. The ground floor features two well-proportioned reception rooms, providing versatile spaces for relaxation and entertainment. The modern kitchen is a highlight, designed to cater to both culinary enthusiasts and casual diners alike, making it the heart of the home.

Convenience is key, with a downstairs shower room, bathroom, and WC, ensuring that the needs of a busy household are met with ease. The thoughtful layout of this property maximises space and functionality, making it a practical choice for everyday living.

Situated in a sought-after location, this home is just a stone's throw away from the town centre, offering easy access to a variety of shops, restaurants, and local amenities. The vibrant community and excellent transport links further enhance the appeal of this property.

In summary, this four double bedroom mid-terrace house on Cherry Street is a fantastic opportunity for those looking to settle in a desirable area of Blackburn. With its modern features and spacious layout, it is sure to attract interest from a range of buyers. Do not miss the chance to make this delightful property your new home.

Cherry Street, Blackburn, BB1 1NT

Offers Over £175,000

 4  2  3  D

- Mid Terraced Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Four Bedrooms
- Two Bathrooms
- Tenure: Freehold
- Three Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Vestibule

3'9 x 3'5 (1.14m x 1.04m)

UPVC double glazed leaded entrance door, spotlights, coving, PVC panel ceiling, tiled elevation and door to hall.

Hall

12'3 x 3'6 (3.73m x 1.07m)

Central heating radiator, coving, smoke alarm, PVC panel ceiling and doors to two reception rooms.

Reception Room One

12'7 x 11'2 (3.84m x 3.40m)

UPVC double glazed leaded window, coving, gas fire and marble effect hearth and surround.

Reception Room Two

14'10 x 12'2 (4.52m x 3.71m)

Coving, gas fire, marble effect hearth and surround and UPVC double glazed doors to kitchen.

Kitchen

17'5 x 12'8 (5.31m x 3.86m)

UPVC double glazed leaded window, Velux window, spotlights. white gloss wall and base units, granite effect worktops, stainless steel sink with draining board and mixer tap, space for freestanding cooker, plumbing for washing machine, space for fridge freezer, PVC panel ceiling, tiled elevation, tiled floor, door to shower room and open access to reception room three.

Reception Room Three

7'9 x 5'3 (2.36m x 1.60m)

UPVC double glazed window, central heating radiator and UPVC double glazed door to rear.

Shower Room

6'8 x 5' (2.03m x 1.52m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower in enclosure, extractor fan, PVC panel ceiling, tiled elevation and tiled floor.

First Floor

Landing

9'5 x 8'5 (2.87m x 2.57m)

Central heating radiator, spotlights, smoke alarm, PVC panel ceiling, stairs to second floor and doors to two bedrooms and bathroom.

Bedroom One

12'9 x 9'6 (3.89m x 2.90m)

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

Bedroom Two

12'6 x 9'11 (3.81m x 3.02m)

Two UPVC double glazed leaded windows, central heating radiator, coving and fitted wardrobes.

Bathroom

8'2 x 4'8 (2.49m x 1.42m)

Spotlights, dual flush WC, pedestal wash basin with mixer tap, corner bath with mixer tap, extractor fan, PVC panel ceiling, tiled elevation and tiled floor.

Second Floor

Landing

10'6 x 5'3 (3.20m x 1.60m)

Velux window, smoke alarm, eaves storage and doors to two bedrooms and WC.

Bedroom Three

12'3 x 6'5 (3.73m x 1.96m)

UPVC double glazed leaded window, central heating radiator and coving.

Bedroom Four

12'7 x 6'5 (3.84m x 1.96m)

UPVC double glazed leaded window, central heating radiator and coving.

WC

5'1 x 4'6 (1.55m x 1.37m)

Velux window, dual flush WC, pedestal wash basin with mixer tap, PVC panel ceiling, tiled elevation and tiled floor.

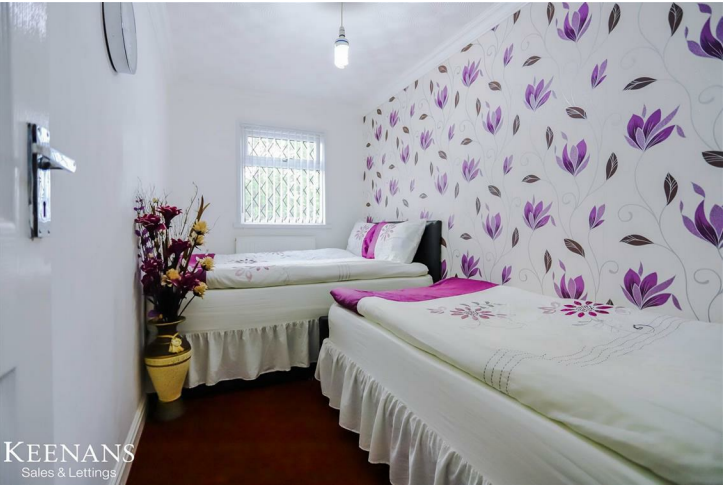
External

Front

Courtyard.

Rear

Enclosed yard.



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