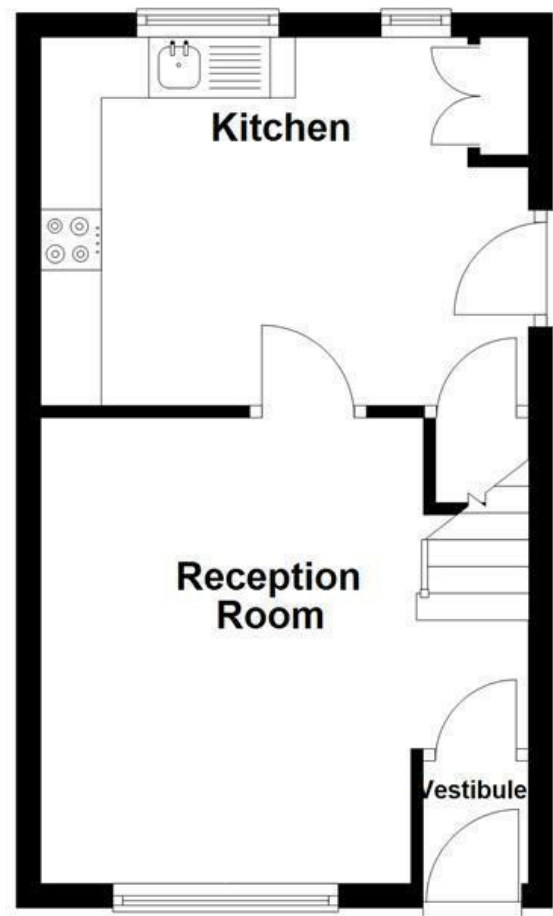


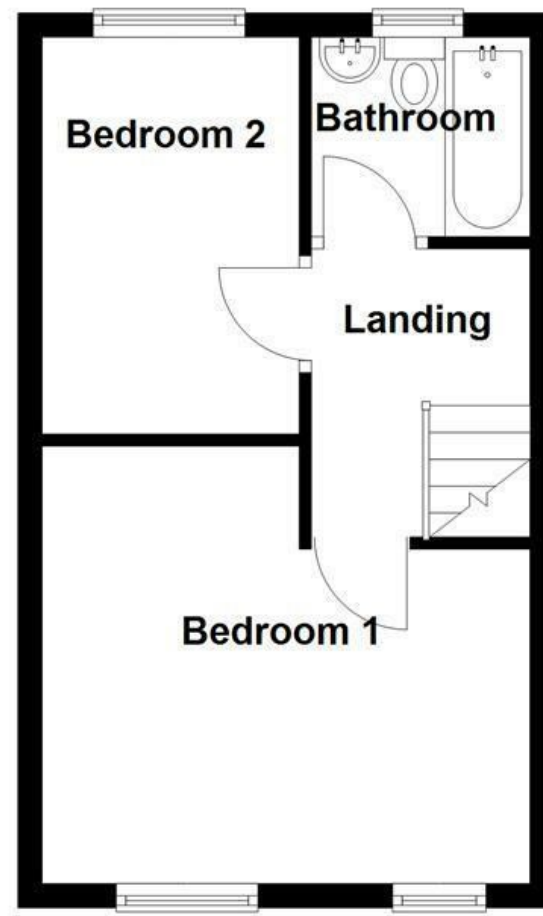
Ground Floor

Approx. 28.0 sq. metres (301.6 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.6 sq. feet)



Total area: approx. 56.0 sq. metres (603.2 sq. feet)

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



Moss Street, Blackburn, BB1 5HW

£140,000

IDEAL FIRST TIME HOME OR RENTAL INVESTMENT

Situated on Moss Street in Blackburn, this charming house presents an excellent opportunity for first-time buyers or those seeking a rental investment. The property boasts a spacious living room, perfect for relaxation and entertaining guests. With two well-proportioned bedrooms, it offers ample space for comfortable living.

The rear garden is a delightful feature, providing a lawned area that is ideal for outdoor activities or simply enjoying the fresh air. Additionally, the property includes parking for one vehicle, ensuring convenience for residents.

Situated in a convenient location, this home is just a stone's throw from the centre of Blackburn, allowing easy access to local amenities, shops, and services. Furthermore, it benefits from excellent transport links, with the Blackburn ringroad nearby, facilitating smooth commutes towards the A59 and M65.

This property is not only a lovely home but also a smart investment choice, given its desirable location and features. Whether you are looking to settle down or expand your property portfolio, this house on Moss Street is certainly worth considering.

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Moss Street, Blackburn, BB1 5HW

£140,000



- Ideal First Time Home Or Rental Investment
 - Two Generously Sized Bedrooms
 - EPC Rating TBC
- Tenure Leasehold
 - Lawned Rear Garden
 - Easy Access To A59, M65 And Close to Blackburn Town Centre
- Spacious Reception Room
 - Off Road Parking For One Vehicle
 - Council Tax Band A

Ground Floor

Entrance
UPVC double glazed frosted door to vestibule.

Vestibule
3'4 x 2'10 (1.02m x 0.86m)
Door to reception room.

Reception Room
13'3 x 12'7 (4.04m x 3.84m)
UPVC double glazed leaded window, central heating radiator, television point, stairs to first floor and door to kitchen.

Kitchen
13'3 x 9'11 (4.04m x 3.02m)
Two UPVC double glazed windows, central heating radiator, wall and base units, laminate work top, space for free standing oven, tiled splash back, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, door to under stairs storage, UPVC double glazed frosted door to rear and double doors to storage.

First Floor

Landing
UPVC double glazed leaded window, central heating radiator, doors to two bedrooms and bathroom.

Bedroom One
13'3 x 11'10 (4.04m x 3.61m)
Two UPVC double glazed leaded windows, central heating radiator and coving.

Bedroom Two
10'9 x 6'11 (3.28m x 2.11m)
UPVC double glazed leaded window and central heating radiator.

Bathroom
5'10 x 5'5 (1.78m x 1.65m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath, overhead electric feed shower, PVC clad to ceiling and vinyl flooring.

External

Rear
Laid to lawn garden, paving and garden storage unit.

Front
Laid to lawn garden and paved drive.



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