



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>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		<b>77</b>
England & Wales		

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## Lynwood Road, Blackburn, BB2 6HL

### £199,950

#### A FANTASTIC FAMILY HOME

Located in the desirable area of Lynwood Road, Blackburn, this charming three-bedroom end terrace house presents an exceptional opportunity for families seeking a modern and stylish home. Recently fully renovated, the property boasts a versatile loft conversion, adding valuable space that can be tailored to your needs, whether as an additional bedroom, office, or playroom.

Upon entering, you are welcomed into two spacious living areas, featuring a stunning media wall that serves as a focal point, perfect for both relaxation and entertaining. The contemporary fixtures and fittings throughout the home enhance its appeal, creating a warm and inviting atmosphere that truly embodies the heart of the home.

The first floor comprises three generously sized bedrooms, each designed with comfort in mind, alongside a modern bathroom that offers a tranquil retreat. The layout is ideal for family living, providing ample space for everyone to enjoy.

Outside, the property features a rear yard, offering a private outdoor space for children to play or for hosting summer gatherings. This end terrace house is not only a great family home but also a fantastic investment in a sought-after location.

With its blend of modern amenities and classic charm, this property is sure to attract interest. Do not miss the chance to make this delightful house your new home.



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 3  1  2  D

- Tenure
  - EPC Rating D
  - Ideal Family Home With Viewing Essential
  - Easy Access To Major Network Links
- Freehold
  - Recently Renovated
  - Three Well Proportioned Bedrooms
- Council Tax Band A
  - On Street Parking
  - Enclosed Rear Yard

Ground Floor

Entrance

UPVC frosted door to vestibule.

Vestibule

4' x 3'6 (1.22m x 1.07m)  
Wood effect lino flooring and door to hall.

Hall

10'11 x 3'5 (3.33m x 1.04m)  
Central heating radiator, doors to two reception rooms, stairs to first floor and wood effect lino flooring.

Reception Room One

11'10 x 11' 8 (3.61m x 3.35m 2.44m)  
UPVC double glazed window, central heating radiator, wall mounted electric fire, PVC to ceiling and spotlights.

Reception Room Two

15' x 12'5 (4.57m x 3.78m)  
UPVC double glazed window, central heating radiator, inset electric fire on Media wall with bespoke shelving, panelling and lights, PVC to ceiling, spotlights, under stairs storage and door to kitchen.

Kitchen

17'2 x 7' (5.23m x 2.13m)  
UPVC double glazed window, central heating radiator, wood panel wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for dryer and fridge freezer, wood clad to ceiling, spotlights, tiled floor and UPVC frosted door to rear.

First Floor

Landing

11'7 x 9'11 (3.53m x 3.02m)  
Smoke alarm, central heating radiator, doors to three bedrooms, bathroom and door to stairs to second floor.

Bedroom One

15'6 x 9'6 (4.72m x 2.90m)  
UPVC double glazed window, central heating radiator and storage.

Bedroom Two

9'7 x 8'1 (2.92m x 2.46m)  
UPVC double glazed window and central heating radiator.

Bathroom

5'9 x 5'4 (1.75m x 1.63m)  
Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead rainfall shower with rinse head, PVC to ceiling, spotlights, PVC elevation and wood effect lino flooring.

Second Floor

Loft Room

14'3 x 12'10 (4.34m x 3.91m)  
Two Velux windows, spotlights, smoke alarm and eaves.

External

Rear

Enclosed paved yard.

Front

Paving.



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