

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Shadsworth Road, Blackburn, BB1 2HN

£260,000

EXQUISITE THREE BEDROOM EXTENDED FAMILY HOME

Located on the popular Shadsworth Road in Blackburn, this beautifully designed family home offers a perfect blend of modern comfort and classic elegance. The property has been thoughtfully updated to meet the needs of contemporary living while retaining its original character.

As you enter, you are greeted by three spacious reception rooms that provide ample space for relaxation and entertaining. The open-plan design of the lounges creates a warm and inviting atmosphere, enhanced by two ceramic iron gas stoves that ensure the home remains cosy during the colder months. The stunning kitchen is a true highlight, featuring high-end fitted appliances, a generous island, and large, bright windows that flood the space with natural light.

This delightful home boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The property also includes a separate cloakroom, a WC, and a shower room, ensuring convenience for all residents and guests. Additionally, a separate utility room adds practicality to daily living.

Outside, the landscaped garden is a serene retreat, complete with outdoor lighting that creates a magical ambience in the evenings. The large driveway provides ample parking space, making it easy for you and your guests to come and go.

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 3  2  3  D

- Exquisite Semi Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking
 - EPC Rating D
- Three Bedroom
 - Abundance Living Space
 - Tenure Freehold
- Two Bathrooms
 - Stunning Rear Garden
 - Council Tax Band B

Ground Floor

Entrance Hall

13'5 x 6'8 (4.09m x 2.03m)
UPVC double glazed frosted front door, central heating radiator, coving, wood effect flooring, doors leading to two reception rooms, inner hall and stairs to first floor.

Reception Room One

12'1 x 11'7 (3.68m x 3.53m)
UPVC double glazed bay window, central heating radiator, coving, ceramic iron gas stove and television point.

Reception Room Two

12'0 x 11'11 (3.66m x 3.63m)
Upright central heating radiator, coving, ceramic iron gas stove and open to reception room three.

Reception Room Three

13'6 x 12'0 (4.11m x 3.66m)
Three UPVC double glazed windows, two upright central heating radiators, pendant lighting and door to kitchen/dining area.

Kitchen/Dining Area

19'5 x 12'0 (5.92m x 3.66m)
UPVC double glazed window picture window, two remote control skylight windows, three upright central heating radiators, range of high gloss wall and base units with resin work surfaces, central island with breakfast bar, composite one and a half bowl sink and drainer with mixer tap, five ring gas hob and extractor hood, integrated high rise double oven, integrated high rise separate oven, space for American-style fridge freezer, integrated dishwasher, spotlights, wood effect flooring and UPVC double glazed French doors to rear.

Inner Hall

8'5 x 4'2 (2.57m x 1.27m)
Coving, spotlights, tiled flooring and door to utility.

Utility

7'0 x 6'2 (2.13m x 1.88m)
UPVC double glazed frosted window, loft access, coving, plumbing for washing machine, space for dryer, Worcester combi boiler, tiled flooring and door to shower room.

Shower Room

5'10 x 3'6 (1.78m x 1.07m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed, partially tiled elevations, spotlights, extractor fan and tiled flooring.

First Floor

Landing

7'4 x 6'7 (2.24m x 2.01m)
UPVC double glazed frosted window, access to fully boarded and plastered loft with Velux windows, smoke detector, coving, doors leading to three bedrooms and bathroom.

Bedroom One

11'1 x 10'5 (3.38m x 3.18m)
UPVC double glazed bay window, central heating radiator and coving.

Bedroom Two

12'0 x 11'10 (3.66m x 3.61m)
UPVC double glazed window, central heating radiator, coving and television point.

Bedroom Three

8'6 x 6'10 (2.59m x 2.08m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

6'8 x 6'7 (2.03m x 2.01m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, panel bath with waterfall mixer tap, overhead direct feed rainfall shower and rinse head, partially tiled elevations, coving and tiled flooring.

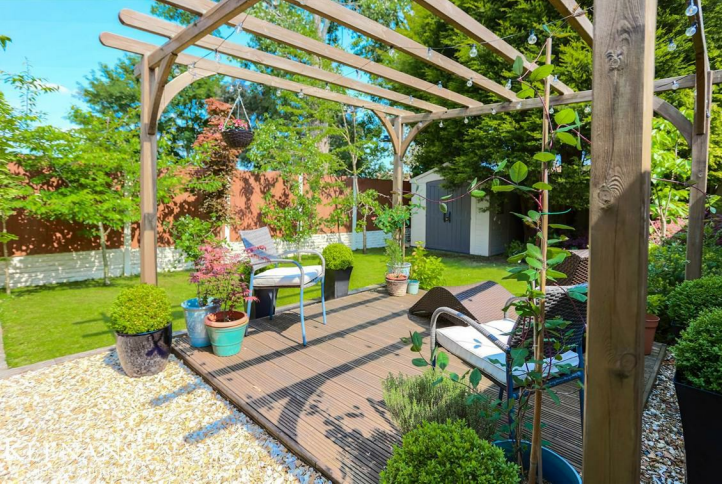
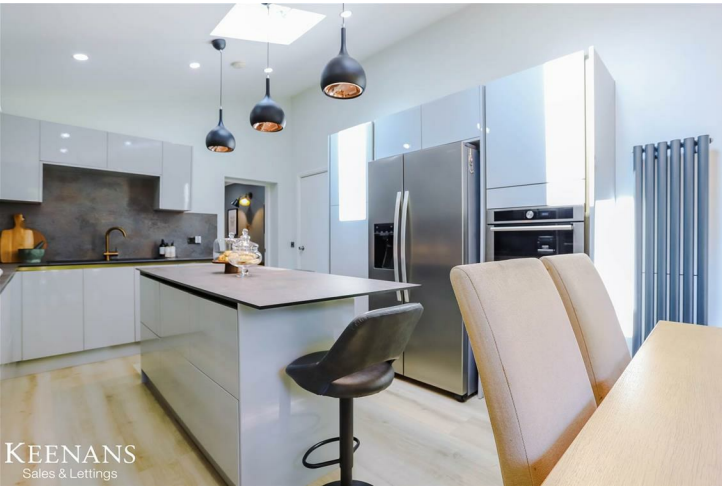
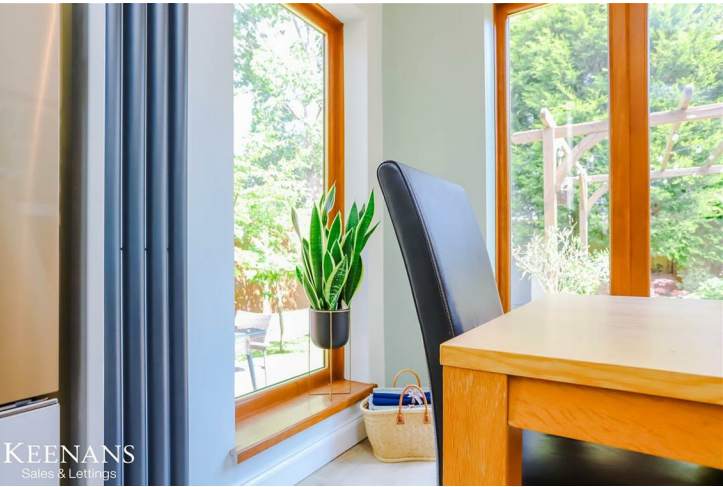
External

Rear

Enclosed garden with laid to lawn, stone chippings, bedding areas, pergola, external lighting, water point and external sockets.

Front

Paved driveway.!



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