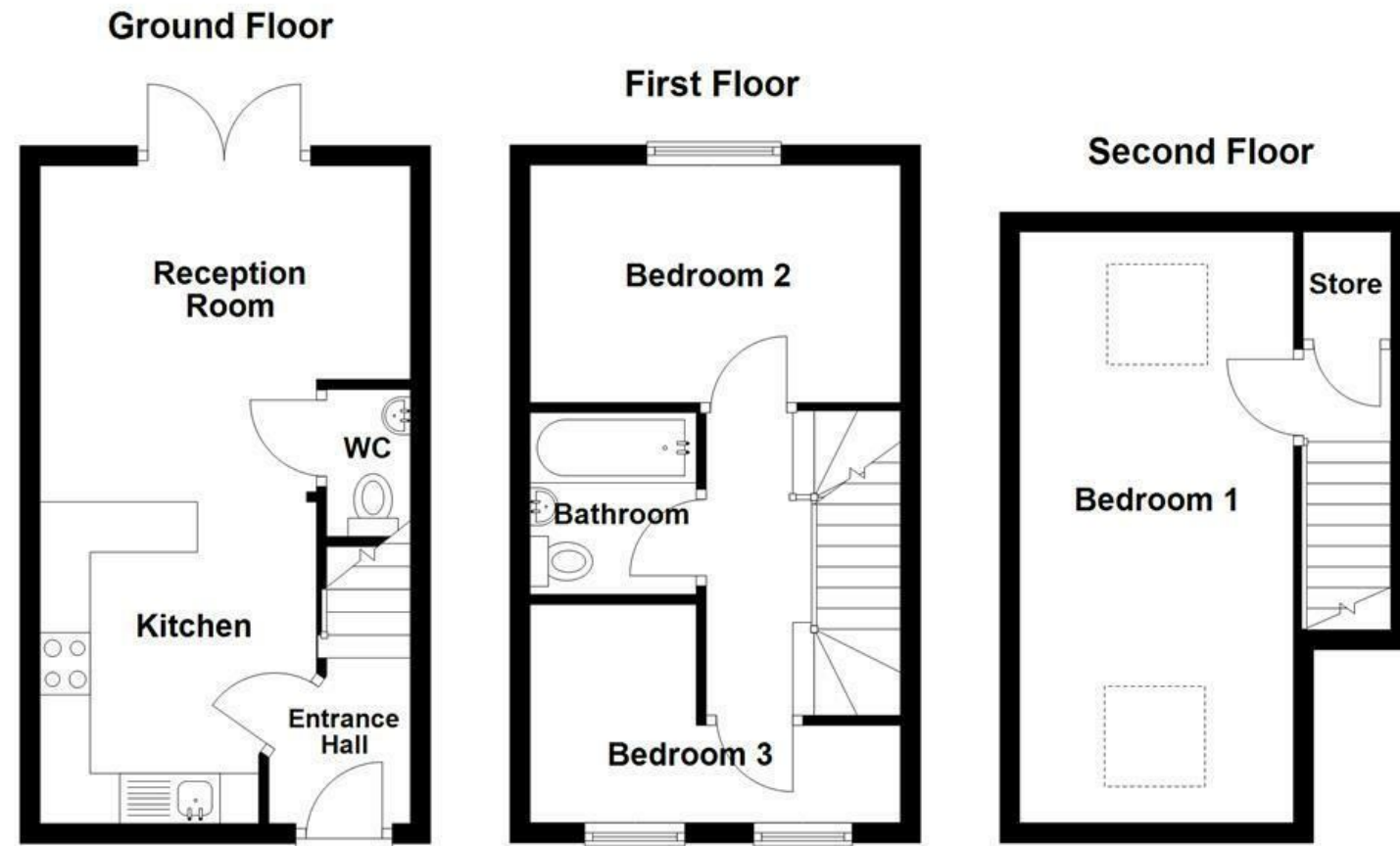




The Limes, Blackburn, BB1 8FE

Offers Over £185,000

IDEAL FIRST TIME HOME

Welcome to The Limes, Blackburn, where you will find a stunning new build townhouse that perfectly combines modern living with convenience. Spanning an impressive 786 square feet, this contemporary three-bedroom property has been thoughtfully designed to cater to the needs of first-time buyers and professional couples alike.

Built in 2023, this home boasts a fresh and inviting atmosphere, allowing you to move in with ease. The modern kitchen is equipped with the latest fixtures, making it a delightful space for culinary enthusiasts. The stylish bathroom suite complements the overall aesthetic of the home, ensuring comfort and functionality.

One of the standout features of this property is the lovely lawned rear garden, providing a serene outdoor space for relaxation or entertaining guests. Additionally, off-road parking is available, offering convenience and peace of mind for residents.

Situated in a prime location, The Limes offers excellent access to the A59 and M65 networks, making commuting a breeze. Whether you are heading to work or exploring the surrounding areas, you will appreciate the ease of travel from this well-positioned home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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.

The Limes, Blackburn, BB1 8FE

Offers Over £185,000

 3  1  1  B

- Modern Townhouse Property
 - Ideal for First-Time Buyers
 - Off Road Parking
 - EPC Rating B
- Three Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Immaculate Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Hall

5'2 x 4'9 (1.57m x 1.45m)

Composite double glazed frosted front door, central heating radiator, door to kitchen and stairs to first floor.

Kitchen

9'1 x 9'0 (2.77m x 2.74m)

UPVC double glazed window, range of high gloss wall and base units with laminate work surfaces, breakfast bar, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, stainless steel sink and drainer with mixer tap, integrated fridge freezer, enclosed boiler, spotlights, vinyl flooring and open to reception room.

Reception Room

12'3 x 12'2 (3.73m x 3.71m)

Central heating radiator, television point, door to WC and UPVC double glazed French doors to rear.

WC

4'10 x 2'9 (1.47m x 0.84m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and vinyl flooring.

First Floor

Landing

Smoke detector, doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom Two

12'2 x 7'9 (3.71m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'3 x 7'9 (3.73m x 2.36m)

Two UPVC double glazed windows, central heating radiator and smoke detector.

Bathroom

5'11 x 5'6 (1.80m x 1.68m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations, spotlights, extractor fan and tiled effect flooring.

Second Floor

Landing

Doors leading to bedroom one and store.

Bedroom One

19'3 x 8'11 (5.87m x 2.72m)

Two Velux windows, central heating radiator and fitted wardrobes.

External

Rear

Laid to lawn garden, paving, bedding areas and shed.

Front

Off road parking.



Tel: 01254916276

www.keenans-estateagents.co.uk