



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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

## Bonsall Street, Blackburn, BB2 4DB

### Offers Over £109,950

FOUR BEDROOM END TERRACED PROPERTY WITH VIEWING ESSENTIAL

Nestled on Bonsall Street in Blackburn, this charming house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The spacious loft room/bedroom four adds versatility, making it an ideal area for a home office, playroom, or additional storage.

The house features two ample-sized reception rooms, providing plenty of room for relaxation and entertaining guests. The fitted kitchen is both functional and inviting, while the three-piece bathroom suite ensures that daily routines are both comfortable and efficient.

One of the standout features of this property is its close proximity to local amenities, making everyday errands a breeze. Additionally, the easy access to major commuter routes means that you can enjoy the tranquility of suburban living while remaining well-connected to the wider area.

This property presents an excellent opportunity for those looking to settle in a welcoming community with all the necessary conveniences at hand. Whether you are a first-time buyer or seeking a family home, this house on Bonsall Street is certainly worth considering.

# Bonsall Street, Blackburn, BB2 4DB

Offers Over £109,950



- Tenure Rentcharge
- Council Tax Band A
- EPC Rating TBC
- On Street Parking
- Ideal First Time Buy
- Close Proximity To Local Amenities
- Sought After Area
- Easy Access To Major Commuter Routes
- Viewing Essential
- Fitted Kitchen And Three Piece Bathroom Suite

## Ground Floor

### Entrance Vestibule

3'10 x 3'3 (1.17m x 0.99m)

### Hall

3'3 x 12'4 (0.99m x 3.76m)

### Reception Room One

12'1 x 10'5 (3.68m x 3.18m)

### Reception Room Two

15'1 x 14'2 (4.60m x 4.32m)

### Kitchen

16' x 7'5 (4.88m x 2.26m)

## First Floor

### Landing

16' x 5'3 (4.88m x 1.60m)

### Bedroom One

14'4 x 12' (4.37m x 3.66m)

### Bedroom Two

9'6 x 8'6 (2.90m x 2.59m)

### Bedroom Three

7'5 x 7'4 (2.26m x 2.24m)

### Bathroom

8'2 x 6'2 (2.49m x 1.88m)

## Second Floor

### Loft Room

21'4 x 15'3 (6.50m x 4.65m)



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