

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 73                      | 80        |
| (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.

## Tintern Crescent, Blackburn, BB1 5RY

### Offers Over £179,950

THREE BEDROOM SEMI DETACHED HOME SET ON A GENEROUS PLOT

Located in the desirable area of Tintern Crescent, Blackburn, this charming three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Set on a generous plot, the property boasts a substantial garden, perfect for outdoor activities and family gatherings, as well as a convenient driveway for off-road parking.

Upon entering, you will find a modern kitchen that is both stylish and functional, ideal for preparing meals and entertaining guests. The property features two inviting living areas, providing ample space for relaxation and family time. Double doors between these rooms create a seamless flow, enhancing the sense of space and connectivity throughout the home.

The family bathroom is well-appointed, catering to the needs of a busy household. This property is ready for you to move in and make it your own, offering a perfect blend of comfort and practicality in a sought-after location. With its appealing features and ample outdoor space, this home is sure to attract interest from those looking to settle in a friendly community. Don't miss the chance to view this delightful property and envision your future here.

# Tintern Crescent, Blackburn, BB1 5RY

Offers Over £179,950



- Three Bedroom Semi Detached
- Modern Fitted Kitchen
- Off Road Parking
- Tenure - Freehold
- Generous Corner Plot
- Large Rear Garden
- EPC Rating - C
- Two Spacious Living Areas
- Ideal Family Home
- Council Tax Band - A

## Ground Floor

### Hall

11'1 x 6'5 (3.38m x 1.96m)

### Kitchen

10'9 x 10'3 (3.28m x 3.12m)

### Reception Room

14'9 x 11 (4.50m x 3.35m)

### Dining Room

10'11 x 10'6 (3.33m x 3.20m)

## First Floor

### Bedroom One

14'11 x 10'1 (4.55m x 3.07m)

### Bedroom Two

14'9 x 8'4 (4.50m x 2.54m)

### Bedroom Three

9'9 x 7'3 (2.97m x 2.21m)

### Bathroom

6'10 x 5'4 (2.08m x 1.63m)

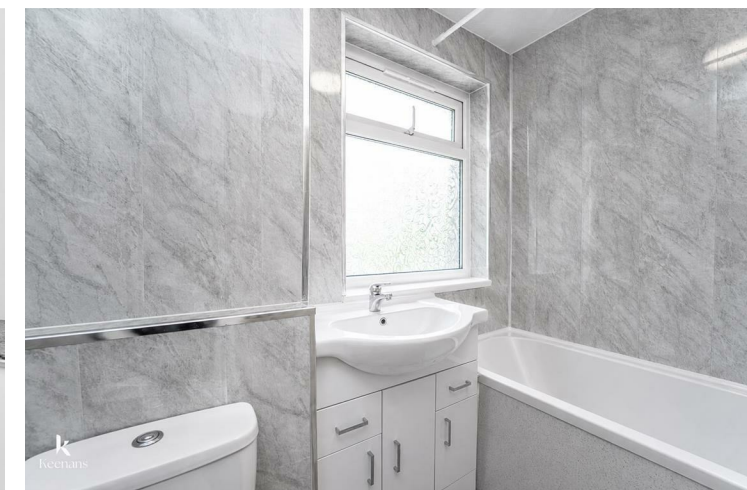
## External

### Front

Tarmac drive, paving and hedges.

### Rear

Extensive elevated laid to lawn garden space, paving, bedding areas, mature shrubs, trees and hedges.



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