

Ground Floor

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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

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Cherry Lea, Blackburn, BB2 4ST

£180,000

THREE BEDROOM SEMI DETACHED PROPERTY IN A SOUGHT AFTER LOCATION

Welcome to this charming three-bedroom semi-detached house located in the desirable area of Cherry Lea, Blackburn. This property offers a wonderful opportunity for families or individuals seeking a comfortable and inviting home.

As you enter, you will be greeted by an open-plan living and dining area that creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The separate fitted kitchen is well-equipped, providing ample space for culinary pursuits. A bright conservatory extends from the living area, offering a delightful view of the lovely rear garden, where you can enjoy outdoor activities or simply unwind in a tranquil setting.

The property boasts three spacious bedrooms, each providing a comfortable retreat for rest and relaxation. The family bathroom is conveniently located, along with a downstairs WC, ensuring practicality for everyday living.

Additionally, the house features a driveway for off-road parking, a valuable asset in this area. With no onward chain, this property is ready for you to move in and make it your own.

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£180,000

 3  1  1  C

- Three Bedroom Semi Detached Home With No Chain Delay
- Bright conservatory view
- Family bathroom, downstairs WC
- Council Tax Band B
- Open plan living/dining
- Lovely rear garden
- EPC Rating C
- Separate fitted kitchen
- Driveway For Off Road Parking
- Tenure Freehold

Ground Floor

Porch
4'8 x 3'4 (1.42m x 1.02m)

Reception Room
22'3 x 12'11 (6.78m x 3.94m)

Kitchen
9'5 x 7 (2.87m x 2.13m)

Conservatory
14'10 x 2'9 (4.52m x 0.84m)

W/C
4'8 x 4 (1.42m x 1.22m)

First Floor

Landing
7'7 x 6'5 (2.31m x 1.96m)

Bedroom One
11'7 x 9'4 (3.53m x 2.84m)

Bedroom Two
10'5 x 9'3 (3.18m x 2.82m)

Bedroom Three
7'3 x 6'6 (2.21m x 1.98m)

Bathroom
6'5 x 5'8 (1.96m x 1.73m)



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