



| 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 |                         |           |
|   | 68                      | 79        |
| <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.

## Feniscliffe Drive, Blackburn, BB2 2UF

### £299,950

#### A FANTASTIC FAMILY HOME

Located on the charming Feniscliffe Drive in Blackburn, this delightful four-bedroom semi-detached bungalow offers a perfect blend of comfort and modern living. Spanning an impressive 1,249 square feet, the property boasts a spacious lounge that invites relaxation and a bright conservatory that fills the home with natural light, creating an ideal space for family gatherings or quiet evenings.

The modern kitchen diner is well-equipped, providing a functional area for culinary enthusiasts to prepare meals while enjoying the company of loved ones. On the ground floor, you will find two generously sized double bedrooms, along with a well-appointed bathroom, ensuring convenience and accessibility. The first floor features an additional two bedrooms, perfect for accommodating family or guests.

Outside, the landscaped garden presents a serene outdoor retreat, ideal for enjoying the fresh air or entertaining friends during the warmer months. The property also benefits from a driveway, providing off-street parking for your convenience.

This home is not only spacious but also thoughtfully designed to cater to the needs of modern family life. With its desirable location and ample living space, this bungalow is a wonderful opportunity for those seeking a comfortable and stylish residence in Blackburn.



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 4  1  1  D

- An Outstanding Semi Detached Property
  - Sought After Location
  - Off Road Parking
  - Council Tax Band C
- Four Bedrooms
  - Wrap Around Gardens
  - EPC Rating D
- Perfect Family Home
  - Modern Fixtures And Fittings
  - Tenure Freehold

Ground Floor

Entrance

UPVC double glazed door to the porch.

Porch

4'10 x 4 (1.47m x 1.22m)

UPVC double glazed window, coving, door to the hallway, wood effect laminate flooring.

Hallway

19'11 x 7'9 (6.07m x 2.36m)

Central heating radiator, coving, under staircase storage cupboard, wood effect laminate flooring, staircase to the first floor, doors to reception room, two bedrooms and bathroom.

Reception Room

15'8 x 13 (4.78m x 3.96m)

Central heating radiator, gas fire with marble effect surround, coving, door to the kitchen, UPVC double glazed French doors to the conservatory, wood effect laminate flooring.

Kitchen

14 x 10'10 (4.27m x 3.30m)

UPVC double glazed window, central heating radiator, panelled wall and base units, wood effect surface, tiled splash backs, stainless steel sink and drainer with a high spout mixer tap, integrated electric oven with a four ring induction hob and extractor hood, plumbing for washing machine, integrated fridge freezer and dishwasher, spotlights, coving, wood effect Lino flooring, UPVC double glazed frosted door to the rear.

Conservatory

15'3 x 11'10 (4.65m x 3.61m)

UPVC double glazed windows, ceiling fan, double glazed roof, UPVC double glazed sliding doors to the rear.

Bedroom One

12'10 x 12 (3.91m x 3.66m )

UPVC double glazed window, central heating radiator, ceiling rose, smoke alarm, dado rail, wood effect laminate flooring.

Bedroom Four

10'10 x 9'10 (3.30m x 3.00m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

Bathroom

7'7 x 6'4 (2.31m x 1.93m)

Velux window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, panelled bath with a mixer tap and over head direct feed rainfall shower, pedestal wash basin with mixer tap, tiled elevations, storage hatch, extractor fan, tiled effect Lino flooring.

First Floor

Landing

2;10 x 2'8 (0.61m;3.05m x 0.81m)

Smoke alarm, doors to two bedrooms.

Bedroom Two

13'7 x 12'7 (4.14m x 3.84m)

UPVC double glazed window, central heating radiator, smoke alarm, eave storage.

Bedroom Three

12'5 x 12'2 (3.78m x 3.71m)

Velux window, central heating radiator. eave storage.

External

Front

Stone chip driveway with paved areas.

Rear

Enclosed garden with laid to lawn, paving and stone chip areas.



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