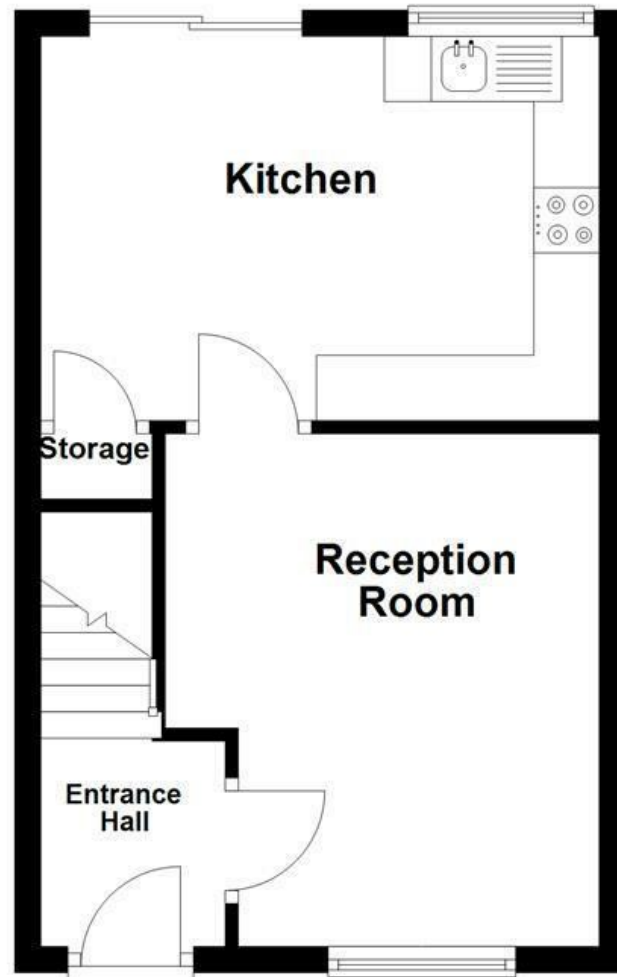
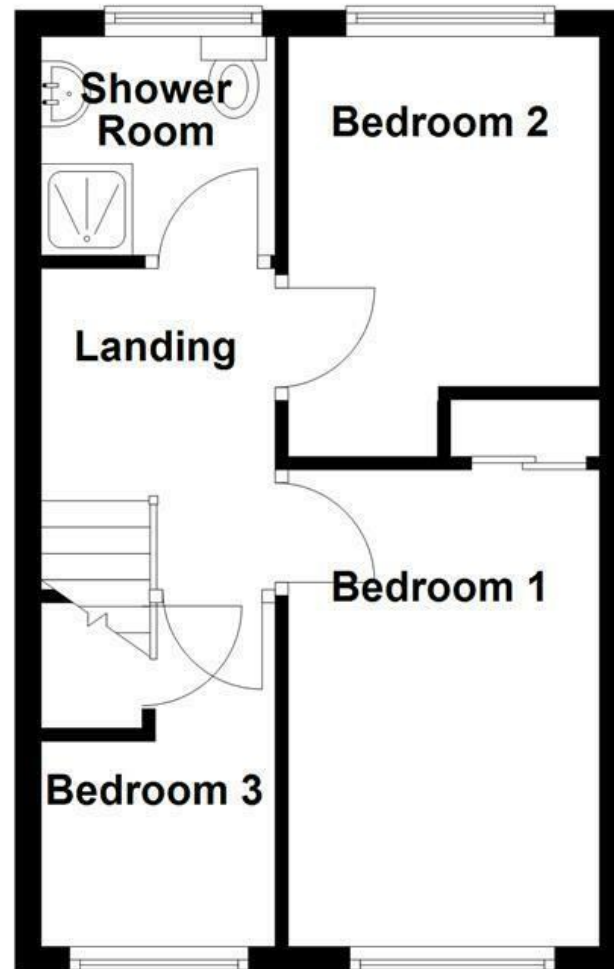


Ground Floor



First Floor



## Sandon Terrace, Blackburn, BB2 2WS

### Offers In The Region Of £135,000

SPACIOUS THREE BEDROOM END OF TERRACE

Situated on Sandon Street in Blackburn, this charming three-bedroom end terrace house offers a delightful blend of comfort and practicality. Upon entering, you are welcomed into a spacious lounge, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the kitchen diner, which features sliding doors that open up to the rear garden, allowing for a seamless flow between indoor and outdoor living.

The low-maintenance rear garden is an ideal space for enjoying the fresh air, whether you wish to host summer barbecues or simply unwind in a tranquil setting. Additionally, the property boasts off-road parking, providing convenience for you and your family.

The family bathroom is well-appointed, catering to the needs of a busy household. This property is perfect for families or anyone seeking a comfortable home in a friendly neighbourhood. With its practical layout and appealing features, this end terrace house on Sandon Street is a wonderful opportunity not to be missed.

| 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>                            | 69                      | 79        |
| (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.



# Sandon Terrace, Blackburn, BB2 2WS

## Offers In The Region Of £135,000

 3  1  1  C

- On Street Parking
- Three Well Proportioned Bedrooms
- Contemporary Kitchen
- Ideal for First Time Buyers Or Investment Opportunity
- Bursting With Potential
- Council Tax Band B
- Tenure: Freehold
- EPC Rating C
- Easy Access To major Network Links

### Ground Floor

#### Entrance

UPVC frosted door to entrance hall.

#### Entrance Hall

5'2 x 4'8 (1.57m x 1.42m)

Central heating radiator, stairs to first floor, door to reception room.

#### Reception Room

12'10 x 10'1 (3.91m x 3.07m)

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

#### Kitchen

14'9 x 9'8 (4.50m x 2.95m)

UPVC double glazed window, UPVC double glazed sliding doors to rear, central heating radiator, panel wall and base units, granite effect surface, stainless steel sink & drainer with mixer tap, four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, Worcester boiler, part tiled elevation, tiled floor, ceiling fan and under stairs storage.

### First Floor

#### Landing

8'2 x 5'11 (2.49m x 1.80m)

Loft access, doors to three bedrooms and bathroom.

#### Bedroom One

12' x 8'5 (3.66m x 2.57m)

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Two

10'7 x 8'6 (3.23m x 2.59m)

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Three

8'7 x 5'11 (2.62m x 1.80m)

UPVC double glazed window, central heating radiator and storage.

#### Bathroom

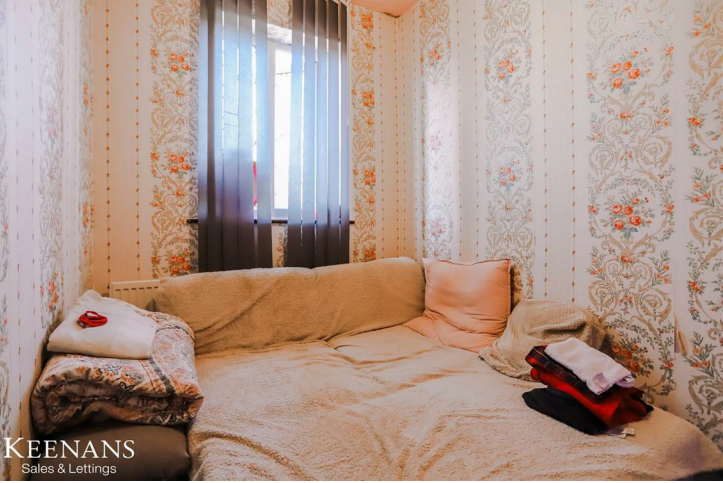
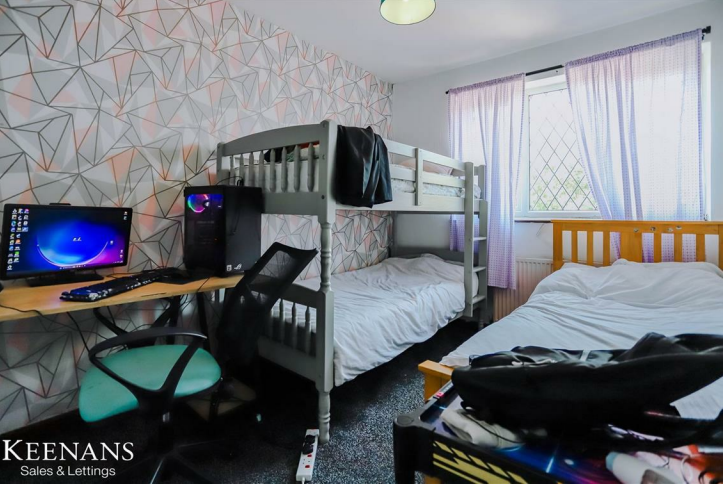
5'10 x 5'5 (1.78m x 1.65m )

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, enclosed electric feed shower, part tiled elevation and lino flooring.

#### External

#### Rear

Enclosed paved yard with bedding areas, stone chippings and shed.



Tel: 01254916276

www.keenans-estateagents.co.uk