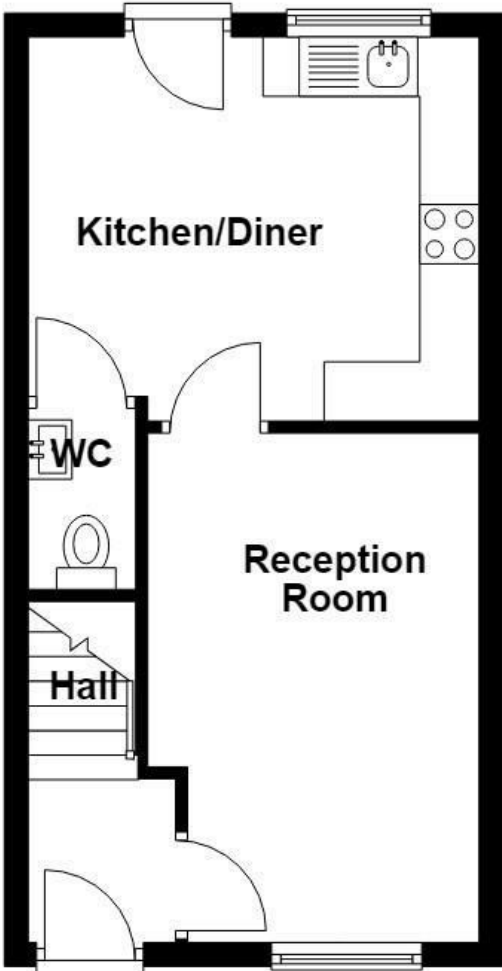
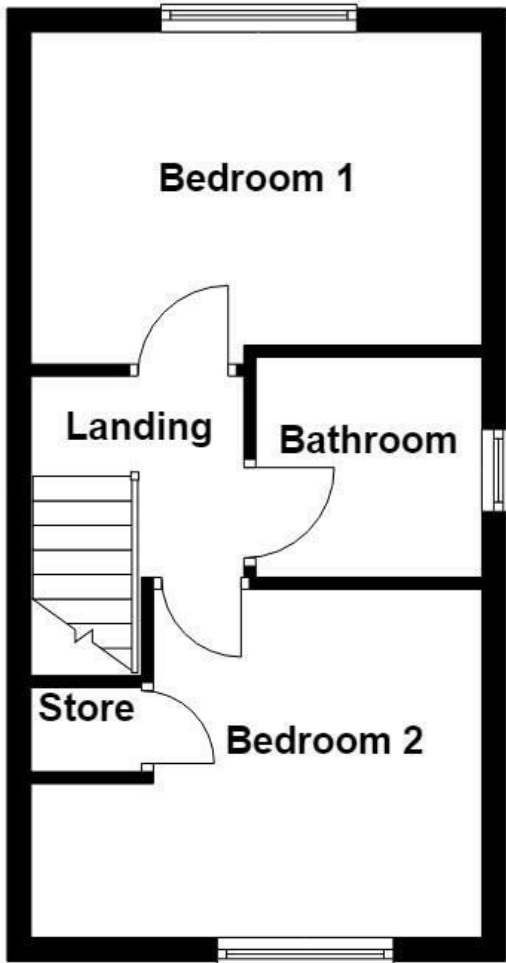


Ground Floor



First Floor



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 |         |           |

**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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Braddock Bluff, Blackburn, BB2 7FY

### Offers Over £179,950

PERFECT FIRST TIME HOME

Nestled in the desirable area of Braddock Bluff, Blackburn, this charming house presents an excellent opportunity for first-time buyers. With a neutral finish throughout, the property offers a blank canvas for you to make it your own.

The house features two well-proportioned bedrooms, providing ample space for relaxation and rest. The two bathrooms add convenience, ensuring that morning routines run smoothly. The inviting reception room serves as a perfect gathering space for family and friends, making it ideal for entertaining or simply unwinding after a long day.

One of the standout features of this property is the driveway, which allows for off-road parking, a valuable asset in today's busy world. Additionally, the charming rear garden offers a delightful outdoor space, perfect for enjoying sunny days, gardening, or hosting barbecues.

Situated in a popular area, this home is close to local amenities, schools, and parks, making it an ideal choice for those looking to settle in a vibrant community. This property truly embodies the essence of comfortable living, making it a must-see for anyone seeking their first home. Don't miss the chance to view this delightful house and envision your future in Braddock Bluff.

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# Braddock Bluff, Blackburn, BB2 7FY

Offers Over £179,950



- Two Bedroom Family Home
- Charming Rear Garden
- Off Road Parking
- Tenure - Freehold
- Ideal First Time Buy
- Modern Family Living
- EPC Rating - B
- Neutral Décor Throughout
- Popular Blackburn Location Close To Amenities
- Council Tax Band - B

## Ground Floor

**Hall**  
4'6 x 4'1 (1.37m x 1.24m)

**Reception Room**  
14'1 x 9'2 (4.29m x 2.79m)

**Kitchen Diner**  
12'6 x 10'7 (3.81m x 3.23m)

**WC**  
5 x 3 (1.52m x 0.91m)

## First Floor

**Landing**  
6'1 x 5'8 (1.85m x 1.73m)

**Bedroom One**  
12'5 x 9'2 (3.78m x 2.79m)

**Bedroom Two**  
12'6 x 8'8 (3.81m x 2.64m)

**Bathroom**  
6'3 x 6'1 (1.91m x 1.85m)

## External

**Front**  
Driveway.

**Rear**  
Laid to lawn garden, decking area.



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