



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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## Bentham Road, Blackburn, BB2 4PN

### Offers Over £140,000

THREE BEDROOM PROPERTY IN THE HEART OF BLACKBURN BURSTING WITH POTENTIAL

Located on the charming Bentham Road in Blackburn, this delightful quasi semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property is perfect for those seeking space and comfort.

As you enter, you are welcomed into a spacious lounge that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The kitchen is functional and provides ample room for culinary creativity, making it a wonderful space for family gatherings.

One of the standout features of this home is the large garden, which offers a private outdoor retreat for gardening enthusiasts or a safe play area for children. The drive and garage provide convenient off-street parking, ensuring that you have easy access to your vehicle.

The family bathroom is well-appointed and serves the needs of the household effectively. With a little imagination and personal touch, this property holds significant potential for further enhancement, allowing you to create your dream home.

Situated in a friendly neighbourhood, this house is close to local amenities, schools, and parks, making it an ideal location for family living. Whether you are looking to invest or find a new home, this property on Bentham Road is certainly worth considering. Don't miss the chance to explore the possibilities that await you in this lovely Blackburn residence.

# Bentham Road, Blackburn, BB2 4PN

## Offers Over £140,000

 **3**  **1**  **1**  **D**

- Three Spacious Bedrooms
- Expansive Garden Space
- Easy Access To Major Network Links
- Viewing Recommended
- Council Tax Band B
- Driveway For Off Road Parking And Garage
- EPC Rating D
- Tenure Leasehold
- Bursting With Potential
- Close To Local Amenities

### Ground Floor

#### Entrance Hall

3'10 x 3'5 (1.17m x 1.04m)

#### Reception Room

13'9 x 10'9 (4.19m x 3.28m)

#### Kitchen

14'2 x 6'10 (4.32m x 2.08m)

### First Floor

#### Landing

7'1 x 3'2 (2.16m x 0.97m)

#### Bedroom One

16'5 x 9'1 (5.00m x 2.77m)

#### Bedroom Two

14'2 x 11'1 (4.32m x 3.38m)

#### Bedroom Three

9'3 x 8'4 (2.82m x 2.54m)

#### Bathroom

#### External

#### Garage

16'9 x 9'4 (5.11m x 2.84m)



Tel: 01254916276

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)