



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

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



## Hollin Street, Blackburn, BB2 4AW

### £135,000

AN IMPRESSIVE NEW BUILD TOWNHOUSE

Keenans Estate Agents are proud to welcome to the market this fantastic opportunity to own a new build townhouse property within the heart of the ever popular town of Blackburn. With three bedrooms, open plan living space, crisp neutral colours and generously sized gardens, this outstanding property is the perfect family home to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Darwen and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious and contemporary open plan kitchen/reception room and staircase to the first floor. The kitchen/reception room leads on to a WC and out to the rear. The first floor comprises of doors on to two bedrooms, bathroom and staircase to the second floor. The second floor benefits from the main bedroom. Externally, there is an enclosed laid to lawn garden to the rear with paving and off road parking to the front.

For further information or to arrange a viewing, please contact our Blackburn team at your earliest convenience.



# Hollin Street, Blackburn, BB2 4AW

## £135,000



- New Build Townhouse
- Modern Open Plan Living
- Off Road Parking
- EPC Rating TBC
- Three Bedrooms
- Blank Canvas
- Tenure TBC
- Three Piece Bathroom
- Abundance of Natural Light
- Council Tax TBC

### Ground Floor

#### Entrance Hall

6'3 x 5'5 (1.91m x 1.65m )  
Composite double glazed frosted front door, central heating radiator, wood effect lino flooring, door leading to open plan reception room/kitchen and stairs to first floor.

#### Reception Room/Kitchen

25'4 x 11'7 (7.72m x 3.53m)  
Three UPVC double glazed windows, central heating radiator, range of base units, wood effect surfaces, stainless steel sink and drainer with mixer tap, double electric oven and integrated extractor hood, space for fridge freezer and washing machine, spotlights, television point, smoke detector, extractor fan, Glow-worm boiler, part wood effect lino flooring, door to WC and UPVC double glazed door to rear.

#### WC

4'3 x 2'10 (1.30m x 0.86m)  
Dual flush WC, pedestal wash basin with mixer tap, extractor fan, spotlights and wood effect lino flooring.

### First Floor

#### Landing

11'5 x 5'11 (3.48m x 1.80m )  
Smoke detector, doors to two bedrooms, bathroom and stairs to second floor.

#### Bedroom Two

11'7 x 9'1 (3.53m x 2.77m )  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

11'7 x 8'11 (3.53m x 2.72m )  
Two UPVC double glazed windows and central heating radiator.

#### Bathroom

6'7 x 5'3 (2.01m x 1.60m )  
Central heating towel rail, vanity top wash basin with traditional taps, dual flush WC, panel bath with mixer tap and rinse head, tiled elevations, extractor fan and wood effect lino flooring.

### Second Floor

#### Landing

12'6 x 2'10 (3.81m x 0.86m)  
Smoke detector and door leading to bedroom one.

#### Bedroom One

15'8 x 11'7 (4.78m x 3.53m )  
UPVC double glazed window and central heating radiator.

