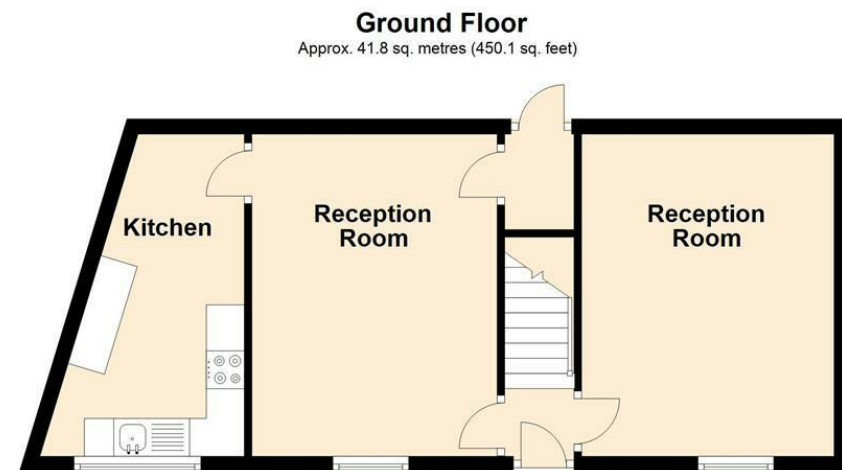
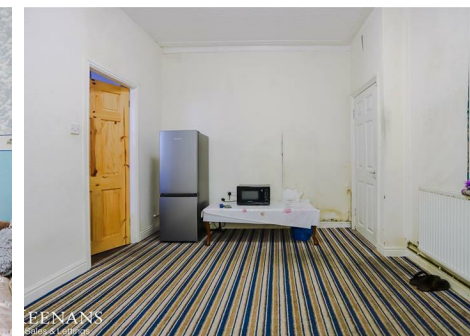




Total area: approx. 83.3 sq. metres (896.8 sq. feet)

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.



Palmer Road, Blackburn, BB1 8BU

Offers Over £100,000

A FANTASTIC MID TERRACED PROPERTY

With two double bedrooms, modern kitchen and an abundance of indoor space, this fantastic two bedroom end terraced property is being proudly welcomed to the market in the highly desirable area of Blackburn. Benefitting from spacious rooms, neutral decor and bursting with potential! Situated conveniently close to bus routes, amenities and network links to Preston, Chorley, Accrington and a short distance from the town centre.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room then leads to a kitchen and through to an inner hallway which guides you through to the rear. The first floor comprises of two double bedrooms and a three piece bathroom suite. Externally there is an easily maintainable yard to the rear with storage shed and WC.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	79
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Palmer Road, Blackburn, BB1 8BU
Offers Over £100,000

 2  1  2  D

- Tenure Leasehold
 - Two Well Proportioned Bedrooms
 - Ideal First Time Buy Or Buy To Let Investment
 - Easy Access To Major Network Links
- Council Tax Band A
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Amenities
- EPC Rating D
 - Ample Enclosed Rear Yard Space
 - On Street Parking

Ground Floor

Entrance

UPVC double glazed frosted door to entrance hall.

Entrance Hall

4'5 x 3'5 (1.35m x 1.04m)

Coving, wood effect flooring, stairs to the first floor and doors to two reception rooms.

Reception Room One

13'11 x 10'11 (4.24m x 3.33m)

UPVC double glazed window, central heating radiator, gas fire, meter cupboard and coving.

Reception Room Two

13'11 x 10'7 (4.24m x 3.23m)

UPVC double glazed window, central heating radiator, coving, understairs storage, doors to the kitchen and inner hall.

Kitchen

14' x 8'11 (4.27m x 2.72m)

UPVC double glazed frosted window, central heating radiator, range of wood effect wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, space for a freestanding oven, Glowworm boiler, plumbing for washing machine, space for fridge freezer and wood effect flooring.

Inner Hall

3'7 x 3' (1.09m x 0.91m)

Understairs storage and door to the rear.

First Floor

Landing

13'11 x 2'11 (4.24m x 0.89m)

UPVC double glazed frosted window, central heating radiator and doors to two bedrooms and bathroom.

Bedroom One

13'11 x 11'3 (4.24m x 3.43m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'11 x 10'11 (4.24m x 3.33m)

UPVC double glazed window and central heating radiator.

Bathroom

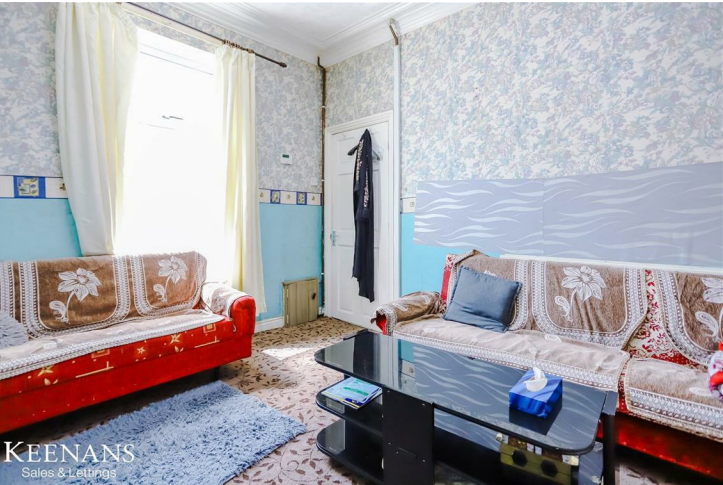
14' x 8'11 (4.27m x 2.72m)

UPVC double glazed frosted window, central heating radiator, panelled bath with overhead direct feed shower, pedestal wash basin, dual flush WC, fitted linen cupboard, part tiled elevations, loft access and lino flooring.

External

Rear

Enclosed rear yard with outbuilding and steps leading to gate to shared access road.



Tel: 01254916276

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