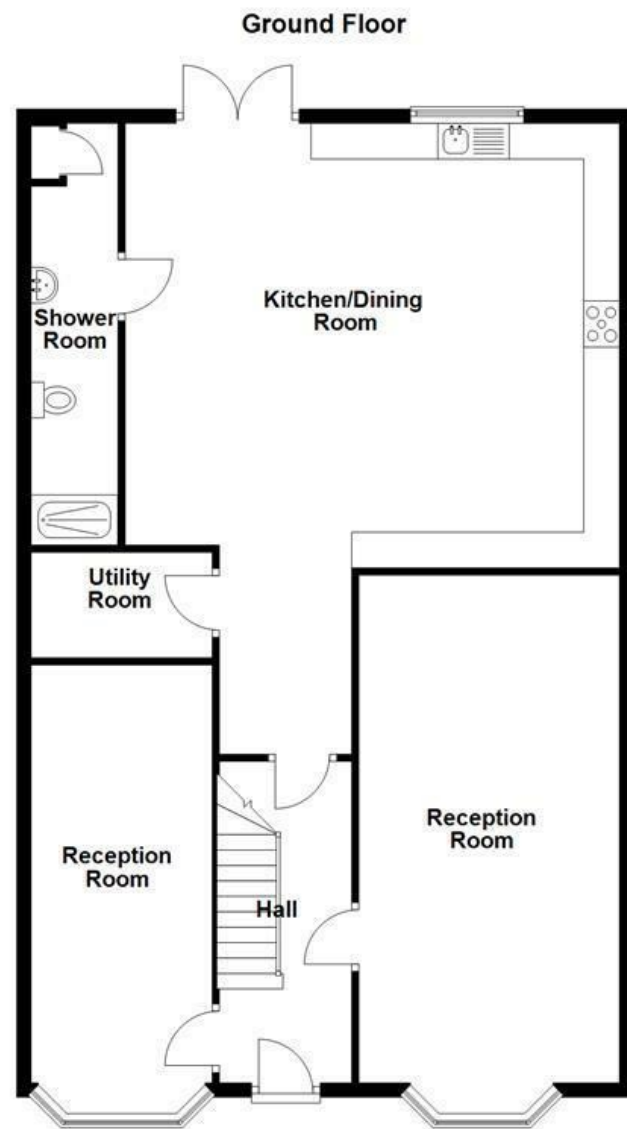




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Pleckgate Road, Blackburn, BB1 8NN

Offers Over £350,000

AN ENVIABLE FIVE BEDROOM SEMI DETACHED PROPERTY

Situated on Pleckgate Road in Blackburn, this charming semi-detached house offers a perfect blend of space and comfort, making it an ideal family home. With five generously sized bedrooms, including a master suite complete with an en suite bathroom, this property caters to the needs of a growing family or those who enjoy having guests.

The ground floor features a convenient shower room, ensuring that morning routines are smooth and efficient. The heart of the home is undoubtedly the large kitchen, which is complemented by a utility room, providing ample space for all your culinary needs and additional storage. The two reception rooms offer versatile living spaces, perfect for entertaining guests or enjoying quiet family evenings.

Outside, the property boasts a driveway that can accommodate multiple cars, a valuable feature in today's busy world. The rear garden is laid to lawn, providing a lovely outdoor space for children to play or for hosting summer barbecues.

This delightful home on Pleckgate Road is not just a property; it is a place where memories can be made. With its spacious layout and convenient amenities, it is sure to appeal to those seeking a comfortable and practical living environment. Do not miss the opportunity to make this house your home.

Pleckgate Road, Blackburn, BB1 8NN

Offers Over £350,000



- Semi Detached Property
- Two Spacious Reception Rooms
- Off Road Parking
- EPC Rating: TBC
- Five Bedrooms
- Fitted Kitchen With Dining Area
- Tenure: Freehold
- Three Bathrooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Hall

14'9 x 6'1 (4.50m x 1.85m)
Composite double glazed frosted entrance door, central heating radiator, wood effect laminate flooring and doors to two reception rooms and kitchen/dining room.

Reception Room One

23'4 x 12'1 (7.11m x 3.68m)
UPVC double glazed bay window, two central heating radiators and coving.

Reception Room Two

19'2 x 8'4 (5.84m x 2.54m)
UPVC double glazed bay window, central heating radiator and coving.

Kitchen/Dining Room

22'9 x 20'5 (6.93m x 6.22m)
UPVC double glazed window, central heating radiator, gloss wall and base units, granite effect worktops, stainless steel sink with draining board and mixer tap, integrated double oven, five burner gas hob with oven, extractor hood, tiled splash back, plumbing for washing machine, space for fridge freezer, wood effect flooring, door to utility room and wet room and UPVC double glazed French doors to rear.

Utility Room

10' x 4'10 (3.05m x 1.47m)

Wet room

11'8 x 4' (3.56m x 1.22m)
UPVC double glazed frosted window, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed shower, storage, PVC clad ceiling, tiled elevation and tiled floor.

First Floor

Landing

15'8 x 8'2 (4.78m x 2.49m)
Central heating radiator, loft access, smoke alarm, coving and doors to five bedrooms and bathroom.

Bedroom One

14'9 x 8'5 (4.50m x 2.57m)
UPVC double glazed window, central heating radiator and door to en suite.

En Suite

6' x 5'2 (1.83m x 1.57m)
UPVC double glazed frosted window, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower and rinse head in enclosure, PVC clad ceiling, tiled elevation and tiled floor.

Bedroom Two

13'3 x 10'7 (4.04m x 3.23m)
UPVC double glazed window, central heating radiator and spotlights,

Bedroom Three

11'1 x 10'4 (3.38m x 3.15m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Four

11'3 x 10'4 (3.43m x 3.15m)
UPVC double glazed bay window, central heating radiator and coving.

Bedroom Five

7'9 x 7'9 (2.36m x 2.36m)
UPVC double glazed window and central heating radiator.

Bathroom

7'6 x 4'10 (2.29m x 1.47m)
UPVC double glazed frosted window, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel corner bath with mixer tap and rinse head, PVC clad ceiling, tiled elevation and tiled floor.

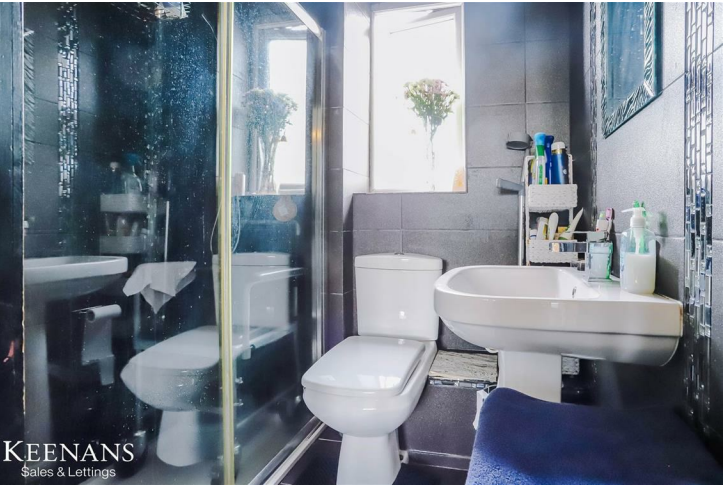
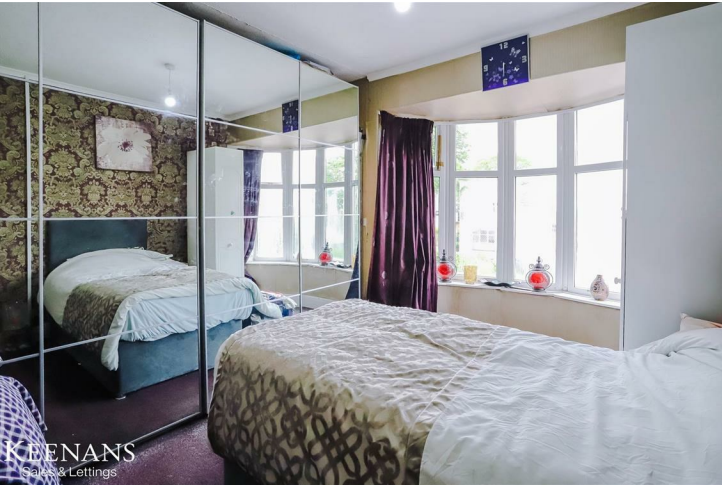
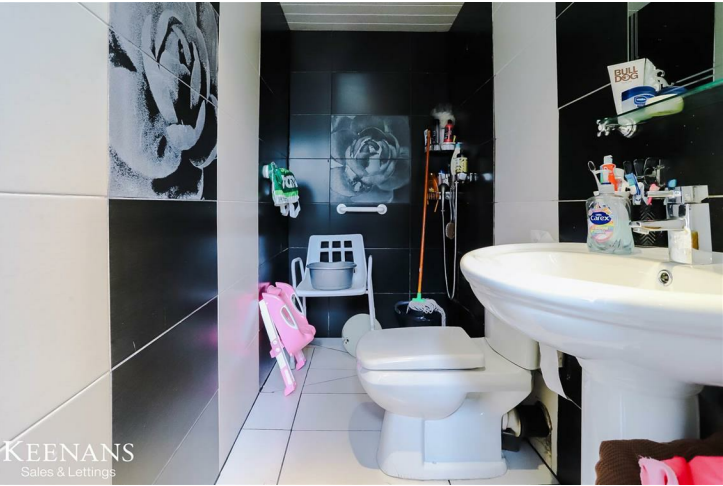
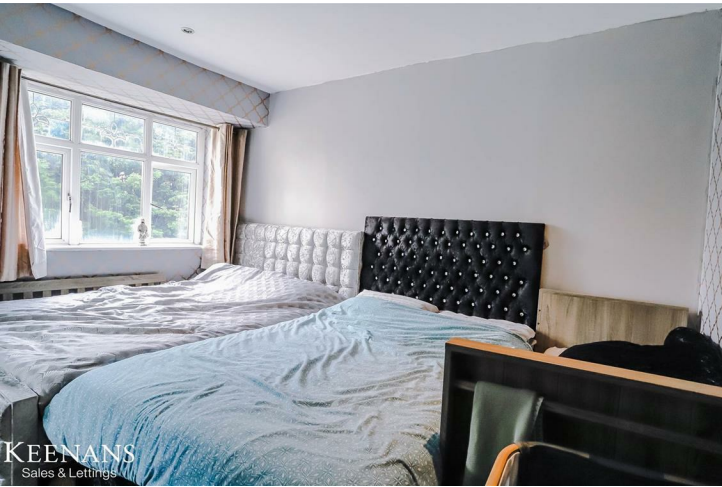
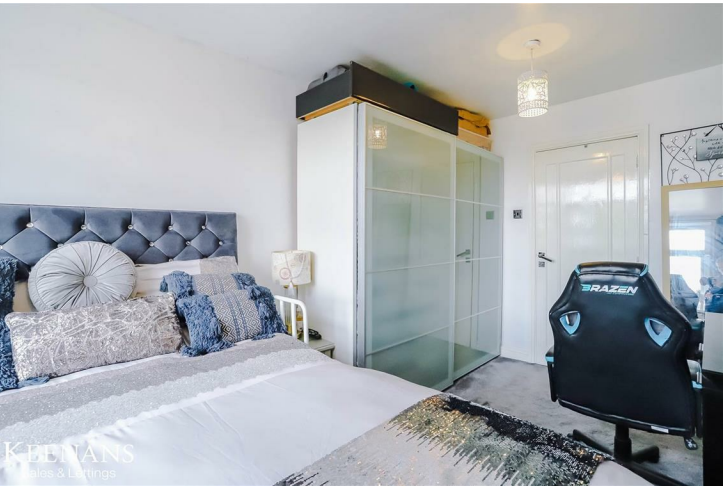
External

Front

Block paved drive.

Rear

Laid to lawn garden and paving



Tel: 01254916276

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