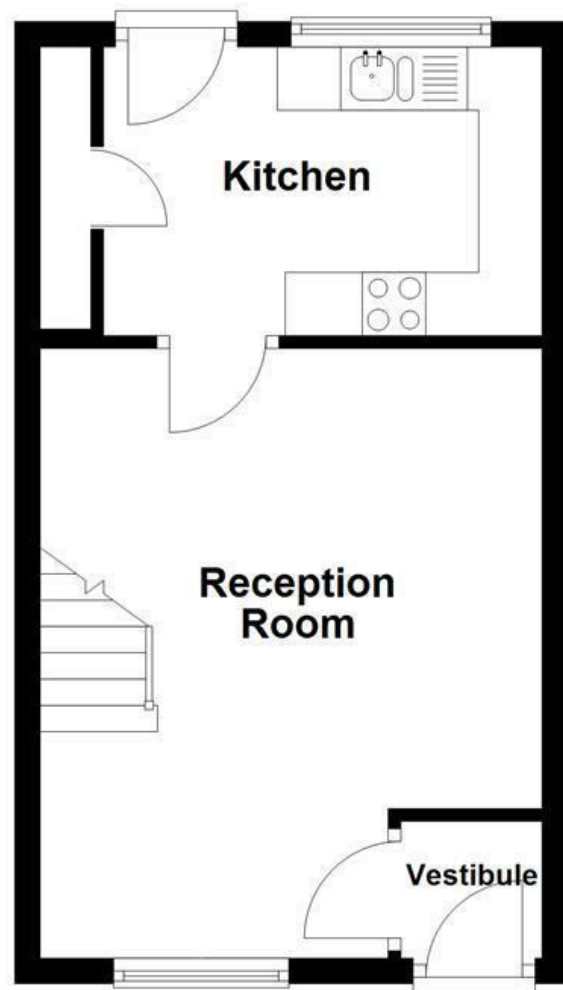
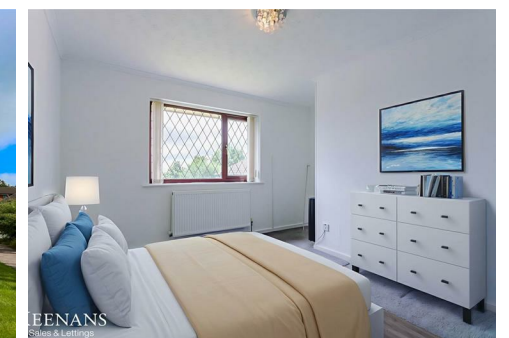
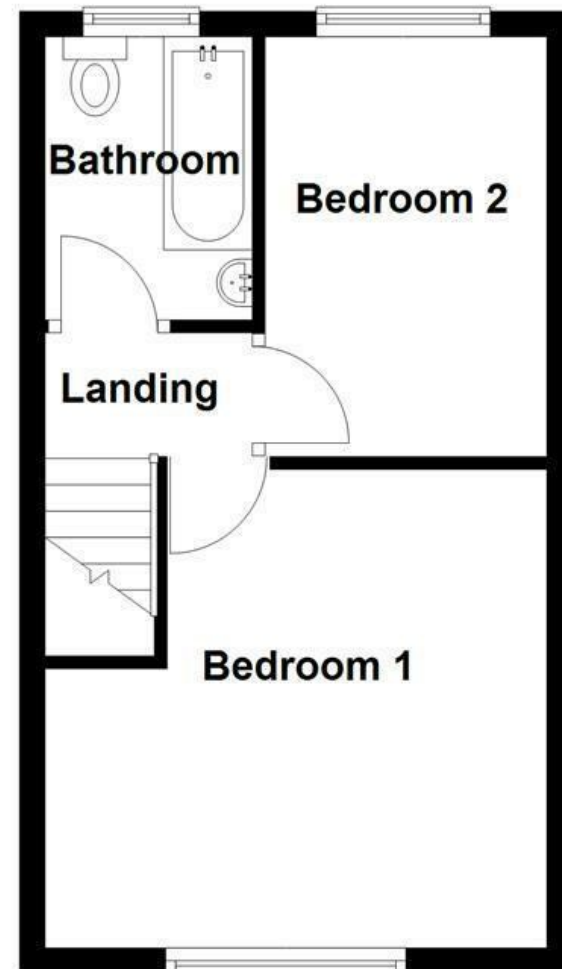


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

Highbank, Blackburn, BB1 9SX

£145,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located in the desirable area of Highbank, Blackburn, this charming two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a bright and inviting lounge, perfect for relaxation and entertaining guests. The spacious kitchen offers ample room for culinary pursuits, making it a delightful space for family meals.

Both bedrooms are generously sized, providing comfortable living spaces for family members or guests. The family bathroom is well-appointed, catering to all your daily needs. One of the standout features of this property is the low-maintenance rear garden, which offers a private outdoor retreat, ideal for enjoying the fresh air without the burden of extensive upkeep.

Situated in the heart of Blackburn, this home is conveniently located close to a variety of amenities, ensuring that everything you need is just a short distance away. With no chain delay, this property is ready for you to move in and make it your own. Don't miss the chance to secure this lovely home in a sought-after location.

This property has been virtually staged to help you envision your dream home!

Highbank, Blackburn, BB1 9SX

£145,000

 **2**  **1**  **1**  **D**

- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Spacious Reception Room
 - Enclosed Rear Garden
 - Council Tax Band: A

Ground Floor

Vestibule
3'8 x 3'6 (1.12m x 1.07m)
UPVC double glazed entrance door and door to reception room.

Reception Room
15'9 x 12'6 (4.80m x 3.81m)
UPVC double glazed leaded window, electric radiator, central heating radiator, coving, wall mounted electric fire, stairs to first floor and door to kitchen.

Kitchen
9'11 x 7'6 (3.02m x 2.29m)
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, plumbing for washing machine, space for fridge freezer, storage, wood clad ceiling, part tiled elevation, wood effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing
6'1 x 2'10 (1.85m x 0.86m)
Smoke alarm and doors to two bedrooms and bathroom.

Bedroom One
13' x 12'5 (3.96m x 3.78m)
UPVC double glazed leaded window, central heating, electric radiator, loft access and coving.

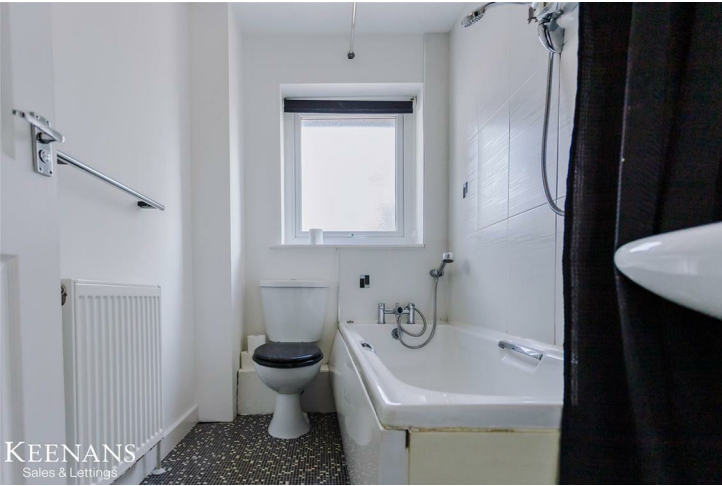
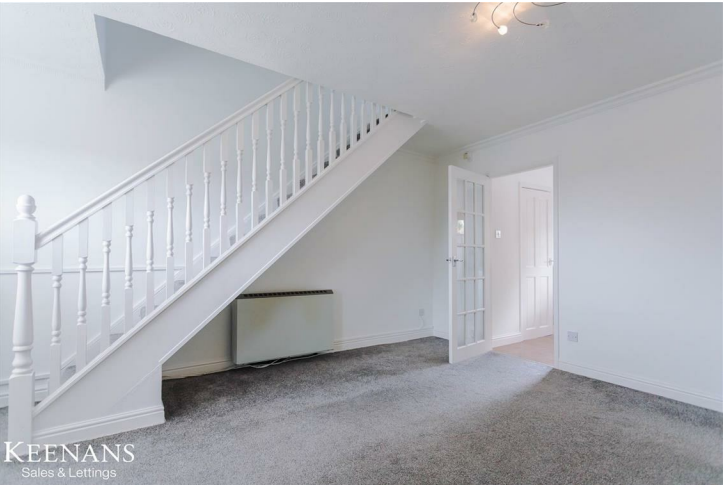
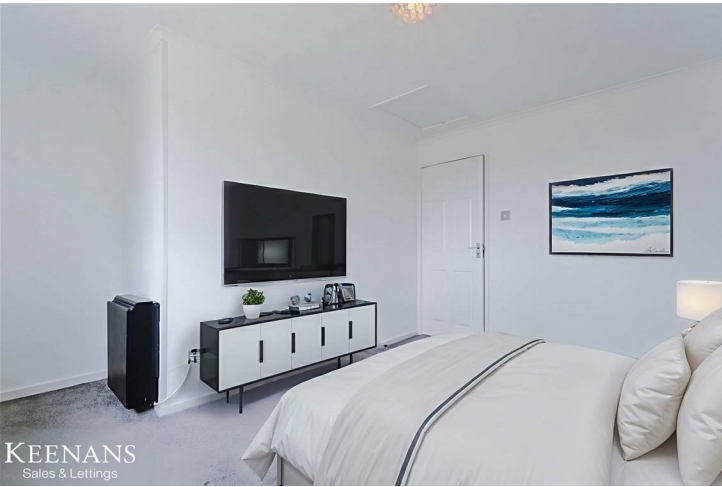
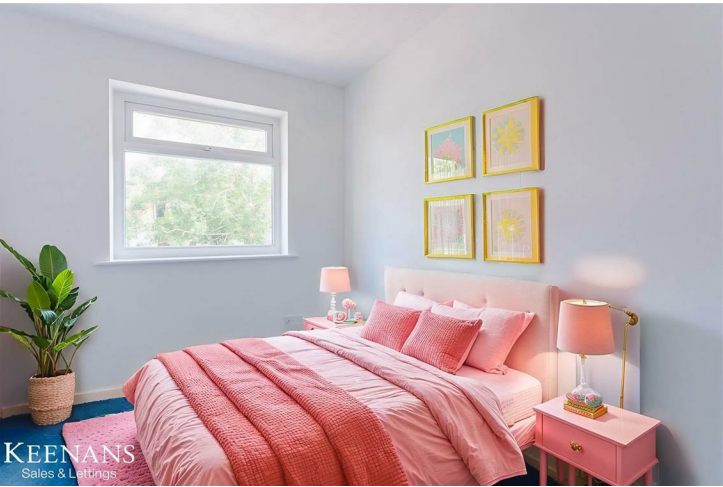
Bedroom Two
10'7 x 7'4 (3.23m x 2.24m)
UPVC double glazed window and central heating radiator.

Bathroom
7'4 x 4'10 (2.24m x 1.47m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and electric feed shower over, part tiled elevation and tile effect flooring.

External

Front
Laid to lawn and paving.

Rear
Enclosed garden, stone chips, paving and gated access to rear.



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