



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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## Brownhill Road, Blackburn, BB1 9QX

### Offers Over £180,000

THREE BEDROOM SEMI DETACHED HOME IN BLACKBURN

Nested on Brownhill Road in Blackburn, this charming house presents an excellent opportunity for families seeking a comfortable and versatile living space. The property boasts two inviting reception rooms, one of which can effortlessly serve as an office or a fourth bedroom, catering to the needs of modern family life.

The well-equipped kitchen and dining room are designed for both functionality and enjoyment, providing a delightful space for family meals and gatherings. This area overlooks a beautifully enclosed rear garden, which is laid to lawn and features a tranquil water feature, creating a serene outdoor retreat for relaxation and play.

With three spacious bedrooms, this home is perfectly suited for family living, offering ample space for everyone. The property is conveniently located near local shops and schools, ensuring that daily amenities and educational facilities are just a short distance away.

Additionally, the front of the house features bedding areas, enhancing the property's curb appeal and providing a welcoming entrance. This delightful home on Brownhill Road is a wonderful choice for those looking to settle in a friendly community while enjoying the comforts of a well-appointed residence.

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# Brownhill Road, Blackburn, BB1 9QX

## Offers Over £180,000

 3  1  2  D

- Exceptional Semi Detached Property
  - Modern Fitted Dining Kitchen
  - On Street Parking
  - EPC Rating D
- Three Bedrooms
  - Move-in Ready
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Gardens to Front and Rear
  - Council Tax Band C

### Ground Floor

#### Entrance Vestibule

4'10 x 2'1 (1.47m x 0.64m)

UPVC double glazed frosted leaded French front doors and door to hall.

#### Hall

10'2 x 4'9 (3.10m x 1.45m)

Central heating radiator coving, door to reception room two and stairs to first floor.

#### Reception Room Two

15'6 x 11'2 (4.72m x 3.40m )

Hardwood double glazed frosted window, central heating radiator, wall mounted electric fire, television point, integrated alcove shelving with lighting, door to under stairs storage, double doors to reception room one and open to kitchen/dining area.

#### Reception Room One

11'2 x 10'8 (3.40m x 3.25m)

UPVC double glazed bay window, central heating radiator, coving and electric fire.

#### Kitchen/Dining Area

15'7 x 11'0 (4.75m x 3.35m)

Hardwood double glazed window, hardwood double glazed frosted window, two Velux windows, central heating radiator, range of high gloss wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated oven with four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, wall mounted boiler, plinth lighting, spotlights, wood effect flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

9'4 x 4'11 (2.84m x 1.50m)

UPVC double glazed frosted window, doors leading to three bedrooms and bathroom.

#### Bedroom One

12'4 x 10'8 (3.76m x 3.25m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

12'1 x 8'6 (3.68m x 2.59m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'10 x 7'0 (2.69m x 2.13m)

UPVC double glazed window and central heating radiator.

#### Bathroom

5'10 x 4'9 (1.78m x 1.45m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, tiled elevations, spotlights and tiled effect flooring.

### External

#### Rear

Enclosed garden with laid to lawn, paving, pond, mature shrubbery, trees and shed.

#### Front

Paving, bedding areas and mature shrubbery.



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