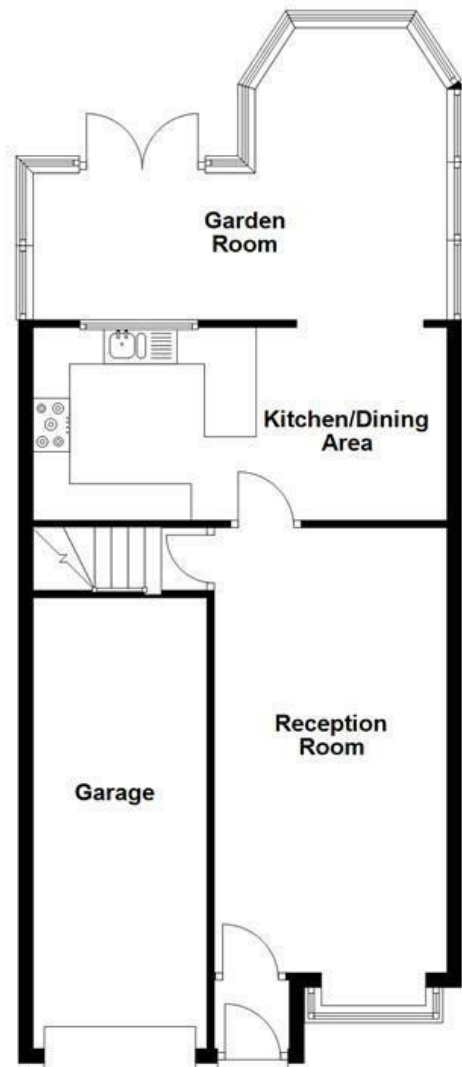
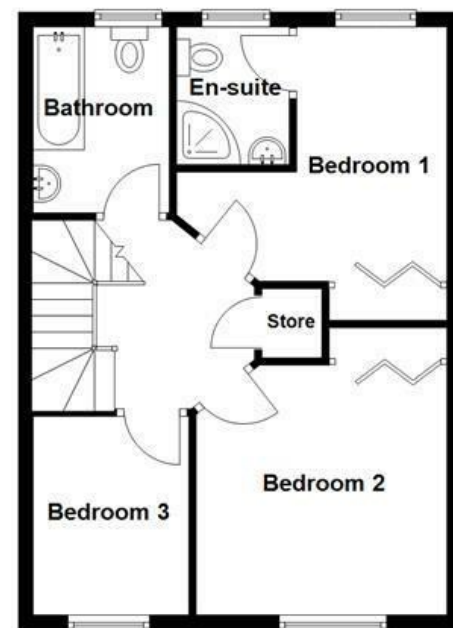


Ground Floor



First Floor



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		
	72	82
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.

Britten Close, Blackburn, BB2 3TD

Offers Over £290,000

IMPRESSIVE THREE BEDROOM DETACHED FAMILY HOME

Located in the desirable area of Britten Close, Blackburn, this charming detached family home offers an ideal blend of comfort and convenience. Boasting three spacious double bedrooms, including a master suite with an en suite bathroom, this property is perfect for families seeking both space and privacy.

The home features a well-appointed family bathroom, ensuring that all members of the household have access to modern amenities. The generous living areas are designed for both relaxation and entertaining, making it easy to host family gatherings or enjoy quiet evenings at home.

One of the standout features of this property is the large landscaped garden, providing a beautiful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The garden is a perfect retreat for summer barbecues or peaceful afternoons with a good book.

Additionally, the property includes a garage and a driveway that accommodates multiple vehicles, offering convenience for families with several cars or guests. The location is particularly appealing, situated in a great neighbourhood that is close to local amenities, schools, and parks, making it an excellent choice for families.

In summary, this delightful detached house on Britten Close is a wonderful opportunity for those looking for a family home that combines space, comfort, and a fantastic outdoor area in a sought-after location. Don't miss the chance to make this lovely property your new home.

Britten Close, Blackburn, BB2 3TD

Offers Over £290,000

 3  2  2  C

- Beautifully Presented Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking and Garage
 - EPC Rating C
- Three Bedrooms
 - Spacious Garden Room
 - Tenure Freehold
- Two Bathrooms
 - Stunning Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Vestibule

3'4 x 3'1 (1.02m x 0.94m)

Composite double glazed frosted front door, central heating radiator and hardwood single glazed door to reception room.

Reception Room

20'0 x 10'4 (6.10m x 3.15m)

UPVC double glazed box window, central heating radiator, coving, television point, wood effect flooring, door to stairs to first floor and door to kitchen/dining area.

Kitchen/Dining Area

19'1 x 8'8 (5.82m x 2.64m)

UPVC double glazed window, upright central heating radiator, range of matte wall and base units with laminate work surfaces and splashback, stainless steel one and a half bowl sink and drainer with mixer tap, range cooker with five ring gas hob, integrated extractor hood, space for American-style fridge freezer, plumbing for washing machine, breakfast bar, under unit lighting, wood effect flooring and open to garden room.

Garden Room

18'7 x 13'1 (5.66m x 3.99m)

UPVC double glazed windows, central heating radiator, spotlights, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

11'3 x 9'3 (3.43m x 2.82m)

UPVC double glazed window, loft access, doors leading to three bedrooms, bathroom and storage.

Bedroom One

12'5 x 10'7 (3.78m x 3.23m)

UPVC double glazed window, central heating radiator, fitted wardrobe and door to en suite.

En Suite

6'2 x 4'11 (1.88m x 1.50m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed, PVC panelled elevations, PVC to ceiling, spotlights and wood effect flooring.

Bedroom Two

11'2 x 10'9 (3.40m x 3.28m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

9'4 x 8'2 (2.84m x 2.49m)

UPVC double glazed window and central heating radiator.

Bathroom

8'8 x 5'0 (2.64m x 1.52m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, PVC panelled elevations, spotlights, PVC to ceiling and wood effect flooring.

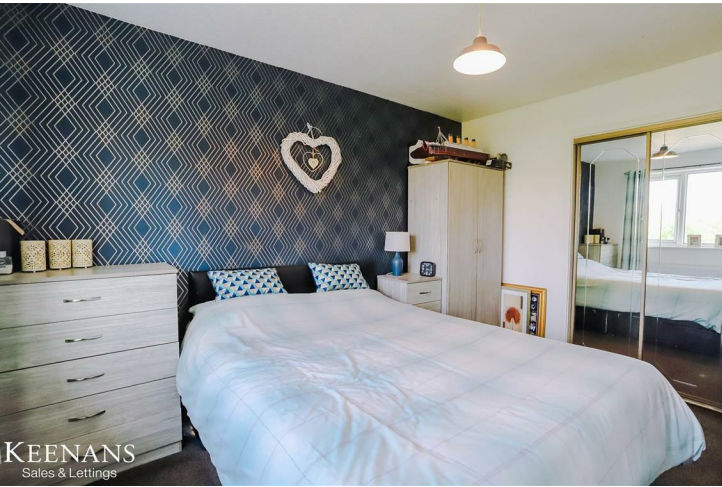
External

Rear

Enclosed garden with laid to lawn, paving, bedding areas and stone chippings.

Front

Paved driveway and access to garage.



Tel: 01254916276

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