



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Charles Street, Blackburn, BB2 4US

### Offers In The Region Of £155,000

AN IMPRESSIVE NEW BUILD PROPERTY

Keenans Estate Agents are proud to welcome to the market this fantastic opportunity to own a new build townhouse property within the heart of the ever popular town of Blackburn. With three bedrooms, open plan living space, crisp neutral colours and generously sized gardens, this outstanding property is the perfect family home to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Darwen and major motorway links.

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



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 3  1  1 

Ground Floor

Entrance Hallway  
11'2 x 7'2 (3.40m x 2.18m)

WC  
6' x 4'5 (1.83m x 1.35m)

Reception Room  
21'2 x 15'4 (6.45m x 4.67m)

Kitchen  
10' x 9'6 (3.05m x 2.90m)

First Floor

Landing  
9'7 x 3'5 (2.92m x 1.04m)

Bedroom One  
16'1 x 13'5 (4.90m x 4.09m)

Bedroom Two  
13'7 x 9'7 (4.14m x 2.92m)

Bedroom Three  
11'7 x 7'1 (3.53m x 2.16m)

Bathroom  
7'3 x 6' (2.21m x 1.83m)



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[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)