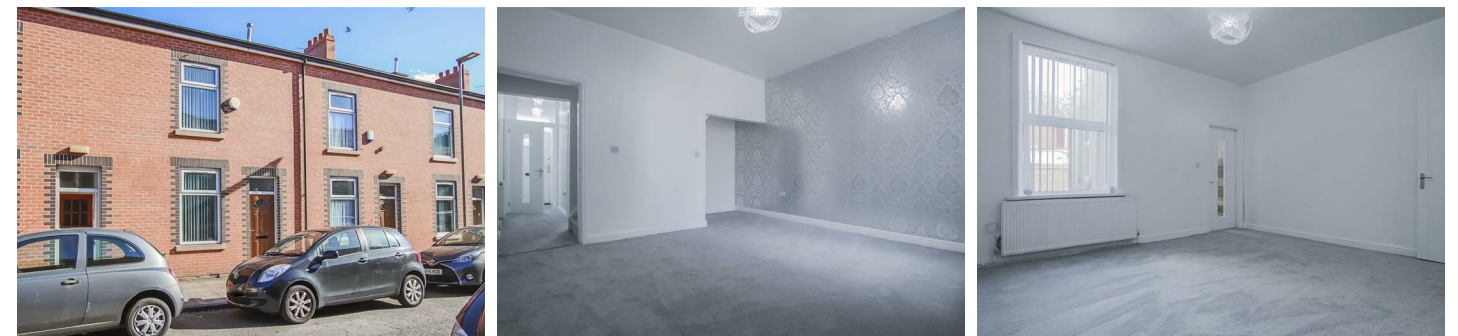




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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		
	65	80
<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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Randolph Street, Blackburn, BB1 1RH

### £145,000

PERFECTLY SITUATED THREE BEDROOM HOME WITH AN ENCLOSED YARD!

We are delighted to bring this conveniently situated, three bedroom home to the market. Situated in the popular town of Blackburn, this property offers easy access to the town centre, is in catchment to well regarded schools, is in close proximity to convenient amenities and is perfectly located for accessing bus links and popular commuter routes. This property boasts three bright bedrooms, a three piece bathroom suite as well as two reception rooms, fitted kitchen and an enclosed rear yard making this a perfect first time home or the perfect downsize.

This property comprises briefly: entrance into the vestibule with a door providing access to the hallway. The hallway has stairs leading to the first floor and doors providing access to two reception rooms. From reception room two, there is a door providing access to the fitted kitchen. The rear yard can be accessed through the kitchen. From the first floor, there are doors providing access to three bedrooms and a three piece bathroom suite. Externally, this property offers a rear, enclosed, paved yard with a gate to a shared access road.

For further information, or to arrange any viewings, please contact our Blackburn team.

# Randolph Street, Blackburn, BB1 1RH

## £145,000

 3  1  2  D

- Mid Terraced Property
  - Three Bright Bedrooms
  - On Street Parking
  - EPC Rated D
- Two Spacious Reception Rooms
  - Three Piece Bathroom Suite
  - Council Tax Band Is A
- Fitted Kitchen
  - Enclosed Paved Yard
  - Leasehold Property

### Ground Floor

Enclosed paved yard and gate leading to a shared access road.

#### Entrance

Enter via composite door leading into the vestibule.

#### Vestibule

4'07 x 3'03 (1.40m x 0.99m)  
Tiled flooring, door leading into the hall.

#### Hall

11'10 x 3'03 (3.61m x 0.99m)  
Central heating radiator, smoke alarm, stairs leading up to the first floor, doors leading two reception rooms.

#### Reception Room One

13'04 x 10'03 (4.06m x 3.12m)  
UPVC double glazed window.

#### Reception Room Two

15'07 x 14'03 (4.75m x 4.34m)  
UPVC double glazed window, central heating radiator, door leading to the kitchen.

#### Kitchen

9'10 x 6'11 (3.00m x 2.11m)  
UPVC double glazed window, central heated towel rail, gloss wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, space for oven, extractor hood, plumbing for washing machine, plumbing for dishwasher, spotlights, tiled walls, door leading out to the rear garden.

### First Floor

#### Landing

9'08 x 8'02 (2.95m x 2.49m)  
Access to attic, doors leading to three bedrooms and a bathroom.

#### Bedroom One

13'11 x 10'07 (4.24m x 3.23m)  
UPVC double glazed window, central heating radiator.

#### Bedroom Two

9'09 x 6'08 (2.97m x 2.03m)  
UPVC double glazed window, central heating radiator.

#### Bedroom Three

9'10 x 6'11 (3.00m x 2.11m)  
UPVC double glazed frosted window, central heating radiator.

#### Bathroom

8'02 x 4'09 (2.49m x 1.45m)  
Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner bath with mixer tap and rinse head, spotlights, extractor fan, tiled walls, wood effect flooring.

### Externally

#### Rear

Tel: 01254916276



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