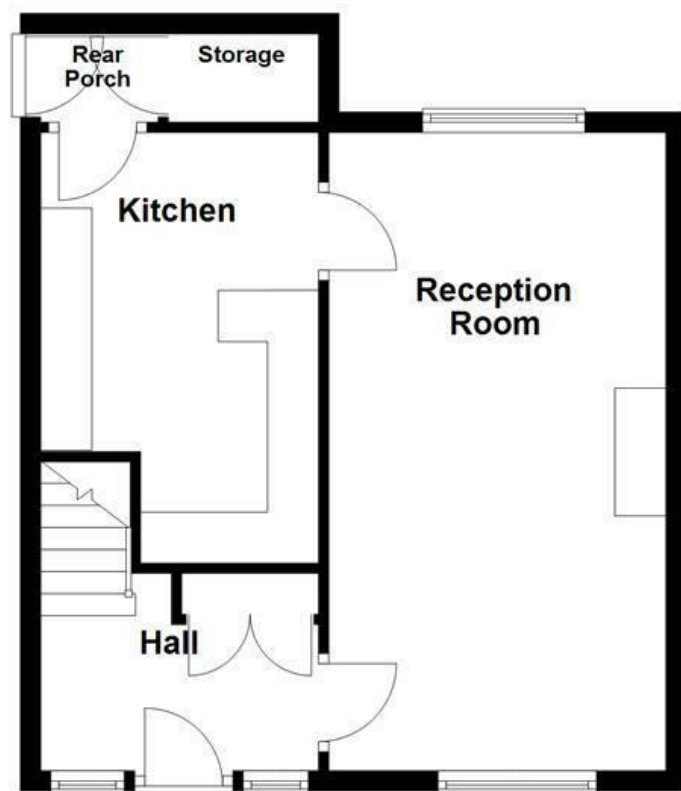
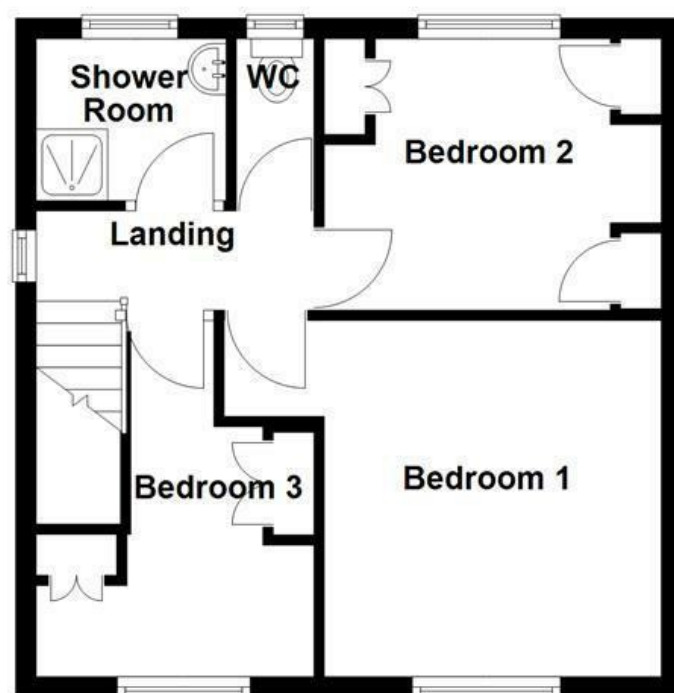


Ground Floor



First Floor



Total area: approx. 79.0 sq. metres (850.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(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.



## Langdale Road, Blackburn, BB2 5DW

### £170,000

CHARMING THREE BEDROOM SEMI DETACHED PROPERTY

Located on the desirable Langdale Road in Blackburn, this charming three-bedroom semi-detached house presents an excellent opportunity for those seeking a family home with potential. The property boasts a spacious lounge that seamlessly flows into the kitchen, creating a welcoming space for both relaxation and entertaining.

The kitchen offers an abundance of storage, ensuring that all your culinary needs are met. Each of the generously sized bedrooms provides ample room for personalisation, making it easy to create your ideal living environment. The property also features a convenient shower room and a separate WC, catering to the needs of a busy household.

Outside, the rear garden offers a private retreat, perfect for enjoying sunny days or hosting gatherings. The driveway accommodates multiple vehicles, and the garage adds further convenience for storage or additional parking.

This home is sold with no chain delay, allowing for a smooth and swift transition. With the opportunity to put your own stamp on the property, it is an ideal canvas for those looking to create their dream home. Don't miss the chance to view this delightful property and envision the possibilities it holds.



# Langdale Road, Blackburn, BB2 5DW

£170,000



- Tenure Freehold
- Off Road Parking
- Ideal Investment Opportunity With No Chain Delay
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Three Well Proportioned bedrooms
- Envious Garden Space
- EPC Rating E
- Bursting With Potential
- Viewing Essential

## Ground Floor

### Entrance

UPVC frosted door to hall.

### Hall

8'11 x 6'4 (2.72m x 1.93m)

Two UPVC double glazed frosted window, storage, electric radiator, smoke alarm, stairs to first floor and door to reception room one.

### Reception Room One

20'6 x 10'10 (6.25m x 3.30m)

Two UPVC partial leaded windows, gas fire, wood panelled fire place, coving, ceiling rose and door to kitchen.

### Kitchen

13'3 x 8'11 (4.04m x 2.72m)

UPVC double glazed window, gas fire, extractor fan, panel wall and base units, granite effect surface, composite one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer and freestanding oven, tiled elevation, spotlights and hardwood frosted door to rear porch.

### Rear Porch

3'6 x 3' (1.07m x 0.91m)

PVC elevation, tiled floor, PVC to ceiling, door to storage and UPVC frosted door to rear.

## First Floor

### Landing

9'5 x 2'9 (2.87m x 0.84m)

UPVC double glazed window, coving, smoke alarm, loft access, doors to three bedrooms, shower room and WC.

### Bedroom One

12'3 x 10'7 (3.73m x 3.23m)

UPVC part leaded window, electric radiator and storage.

### Bedroom Two

10'10 x 8'5 (3.30m x 2.57m)

UPVC double glazed window and storage.

### Bedroom Three

9'4 x 8'5 (2.84m x 2.57m)

UPVC partial leaded window, electric radiator, storage and wood effect laminate flooring.

### Shower Room

6' x 5'3 (1.83m x 1.60m)

UPVC frosted window, electric radiator, pedestal wash basin with mixer tap, enclosed direct feed shower, PVC and tiled elevation, spotlights.

### WC

5'5 x 2'7 (1.65m x 0.79m)

UPVC frosted window, low flush WC, part tiled elevation and spotlights.

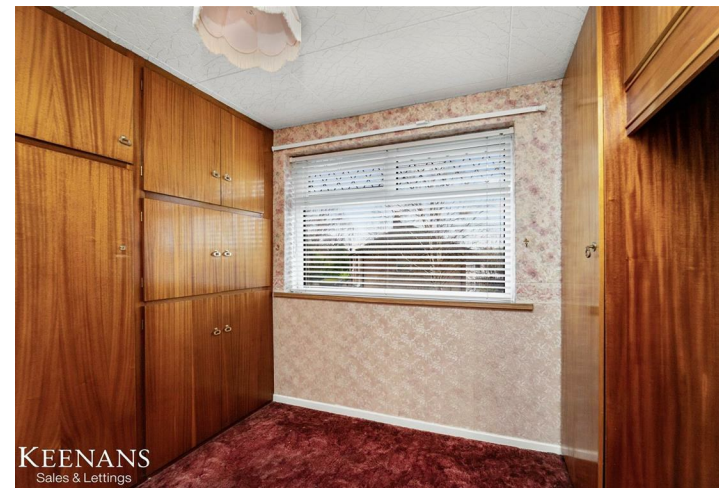
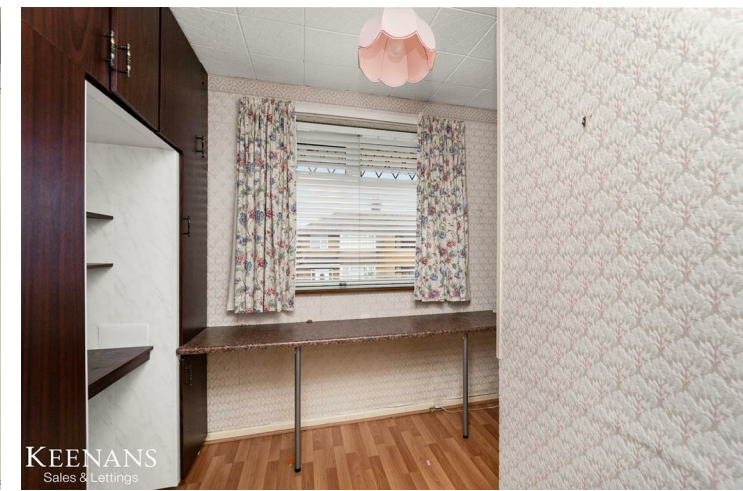
## External

### Rear

Enclosed paving, bedding area, shed and garage.

### Front

Laid to lawn garden, stone paving and drive.



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