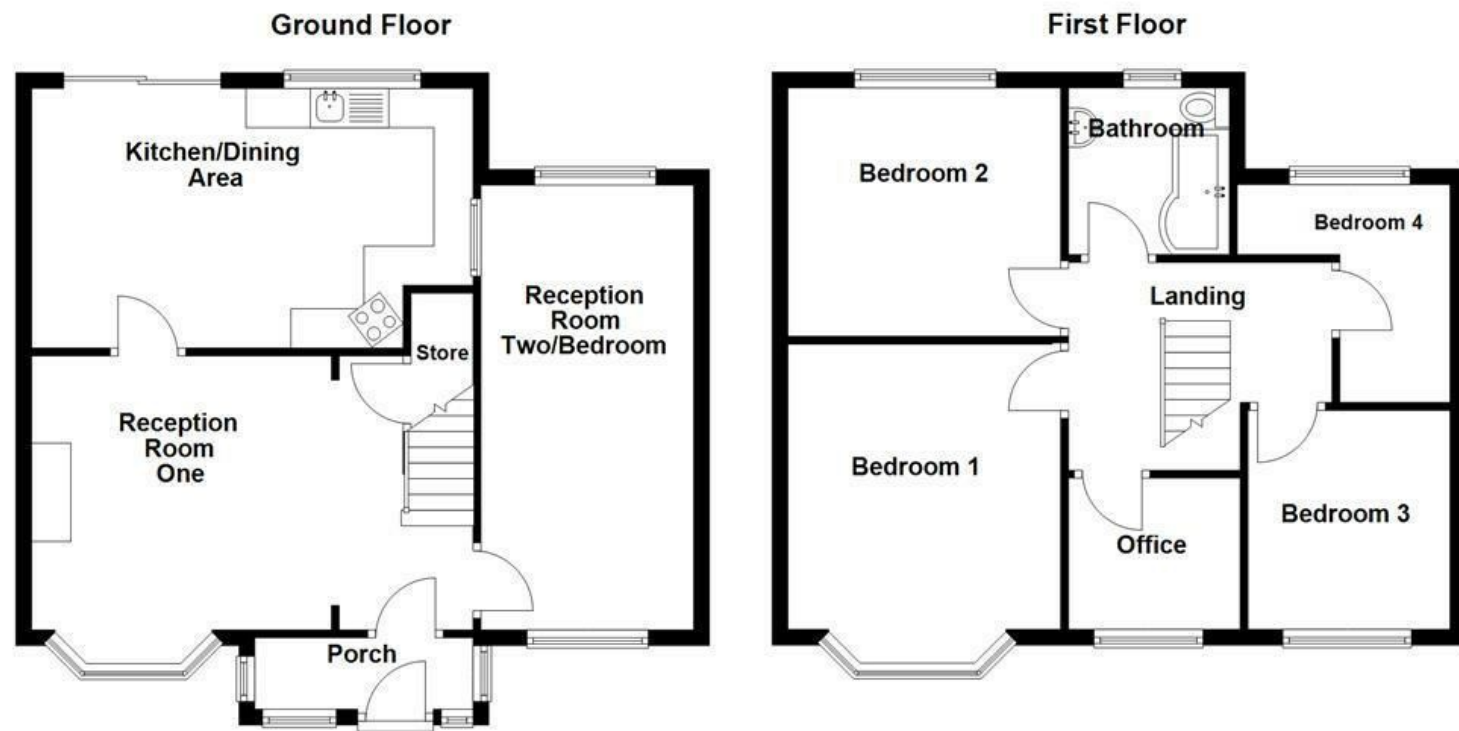




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Monmouth Road, Blackburn, BB1 3LJ

Offers Over £175,000

FOUR/FIVE BEDROOM SEMI DETACHED PROPERTY IN A SOUGHT AFTER LOCATION

Located on the charming Monmouth Road in Blackburn, this delightful extended semi-detached house offers a perfect blend of comfort and practicality for family living. With four/five well-proportioned bedrooms, this property provides ample space for a growing family or those who enjoy having guests.

As you enter, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining. The large kitchen diner is a standout feature, providing a wonderful space for family meals and gatherings. This area is designed to be both functional and inviting, making it the heart of the home.

The property boasts a stunning low-maintenance rear garden, perfect for those who prefer to spend their weekends enjoying leisure time rather than gardening. This outdoor space offers a private retreat for barbecues, children's play, or simply unwinding after a long day.

For added convenience, the house includes a driveway ensuring that parking is never a concern. The family bathroom is well-appointed, catering to the needs of the household with ease.

This home on Monmouth Road is not just a property; it is a place where memories can be made. With its generous living spaces and practical features, it is an excellent choice for anyone seeking a comfortable and stylish family home in Blackburn. Do not miss the opportunity to view this wonderful property.

Monmouth Road, Blackburn, BB1 3LJ

Offers Over £175,000

 4  1  2  C

- Tenure Freehold
 - Off Road Parking
 - Abundance Of Indoor Space
 - Easy Access To Major Network Links
- Council Tax Band A
 - Ideal Family Home
 - Fitted Kitchen/Dining Area And Three Piece Bathroom Suite
- EPC Rating C
 - Viewing Essential
 - Enclosed Rear Garden Space

Ground Floor

Entrance Porch

9'1 x 3' (2.77m x 0.91m)

UPVC double glazed door, UPVC double glazed windows, lino flooring and UPVC door to reception room one.

Reception Room One

18'5 x 11'5 (5.61m x 3.48m)

UPVC double glazed bay window. coving central heating radiator, electric fire, television point, doors to reception room two, kitchen/dining area and under stairs storage, stairs to first floor.

Reception Room Two/Bedroom

18'7 x 8'11 (5.66m x 2.72m)

Two UPVC double glazed windows, central heating radiator and coving.

Kitchen/Dining Area

18'6 x 11'4 (5.64m x 3.45m)

UPVC double glazed window, UPVC double glazed sliding doors to rear garden, coving, wall and base units, laminate work tops, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, glass splash back, extractor hood, plumbed for washing machine and dishwasher, space for fridge freezer and partial wood effect lino.

First Floor

Landing

9'10 x 7'10 (3.00m x 2.39m)

Loft hatch, smoke alarm, coving, doors to four bedrooms, office and bathroom.

Bedroom One

12'8 x 11'4 (3.86m x 3.45m)

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

Bedroom Two

11'4 x 11'4 (3.45m x 3.45m)

UPVC double glazed window, central heating radiator, coving and storage.

Bedroom Three

9'3 x 8'6 (2.82m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'5 x 9'2 (2.87m x 2.79m)

UPVC double glazed window and central heating radiator.

Office

6'9 x 6'5 (2.06m x 1.96m)

UPVC double glazed window, central heating radiator, coving and storage.

Bathroom

7'10 x 6'4 (2.39m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, low flush WC, pedestal wash basin, P shaped panel bath, overhead direct feed shower, tiled elevation, wood clad to ceiling, spotlights and tiled effect flooring.

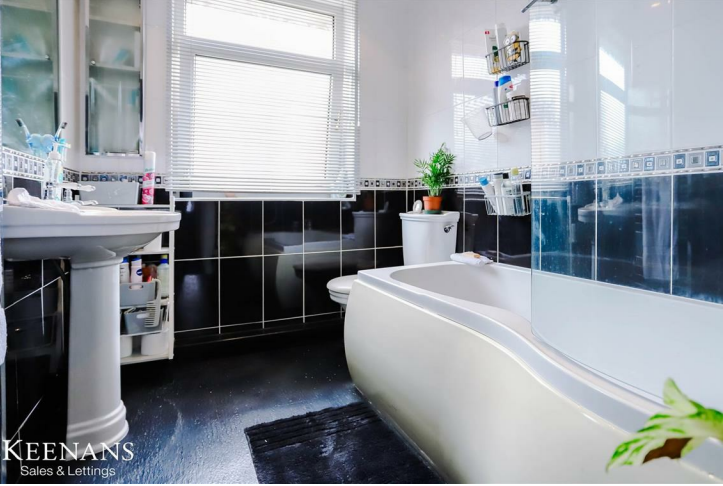
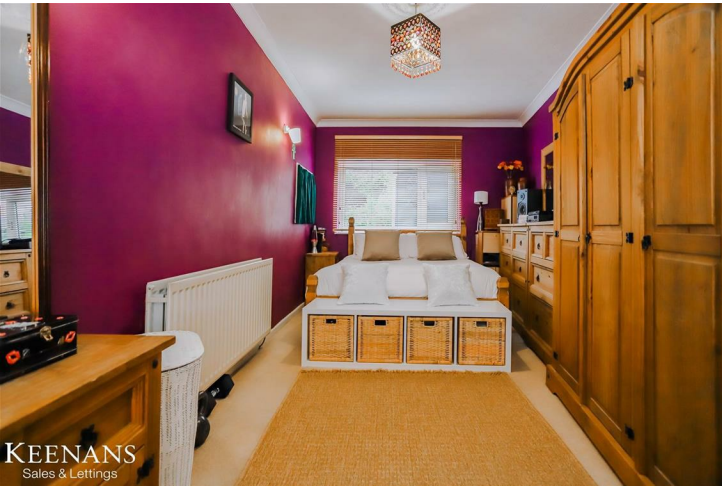
External

Rear

Enclosed paved garden stone steps leading to elevated stone chip and bedding areas with mature shrubs.

Front

Bedding and stone chip garden, hedge and drive for off road parking.



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