

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	69	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Observatory Road, Blackburn, BB2 3HE

£185,000

AN ENVIABLE FAMILY HOME

Offering spacious rooms, modern fixtures and fittings and neutral decorations, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Blackburn on a quiet cul de sac. With off road parking, generously sized garden space and having been presented and maintained beautifully throughout, this impressive property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Accrington, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding areas, storage shed and access to the garage. To the front there is a block paved driveway with access on to the garage.

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

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 3  1  1  C

- Tenure Leasehold
 - Off Road Parking With Access To A Garage
 - Abundance Of Indoor And Outdoor Space
 - Close Proximity To Local Amenities
- Council Tax Band B
 - Viewing Essential
 - Fitted Kitchen And Three Piece Shower Room
- EPC Rating C
 - Ideal Family Home
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

7'8 x 6'2 (2.34m x 1.88m)

UPVC double glazed frosted window, electric upright heater, smoke alarm, meter cupboard, wood effect lino flooring, oak doors to reception room and kitchen.

Reception Room

19'9 x 10'10 (6.02m x 3.30m)

UPVC double glazed bay window, electric central heating radiator, coving, electric fire with tiled hearth and surround, television point, ceiling fan and UPVC double glazed sliding door to rear.

Kitchen

11'2 x 7'8 (3.40m x 2.34m)

Range of mixed gloss wall and base units, granite effect surface, gloss splash back, composite sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer, plumbed for washing machine and dryer, wood effect lino and UPVC double glazed French doors to rear.

First Floor

Landing

8'1 x 5'10 (2.46m x 1.78m)

UPVC double glazed frosted window, loft access, smoke alarm, picture rail, oak doors to three bedrooms and shower room.

Bedroom One

10'11 x 10'10 (3.33m x 3.30m)

UPVC double glazed bay window, electric heater and ceiling fan.

Bedroom Two

10'10 x 8'10 (3.30m x 2.69m)

UPVC double glazed window and electric heater.

Bedroom Three

7'11 x 5'3 (2.41m x 1.60m)

UPVC double glazed window and electric heater.

Shower Room

7'11 x 5'3 (2.41m x 1.60m)

UPVC double glazed frosted window, three piece suite, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevation, integrated linen cupboard, spotlights and tiled floor.

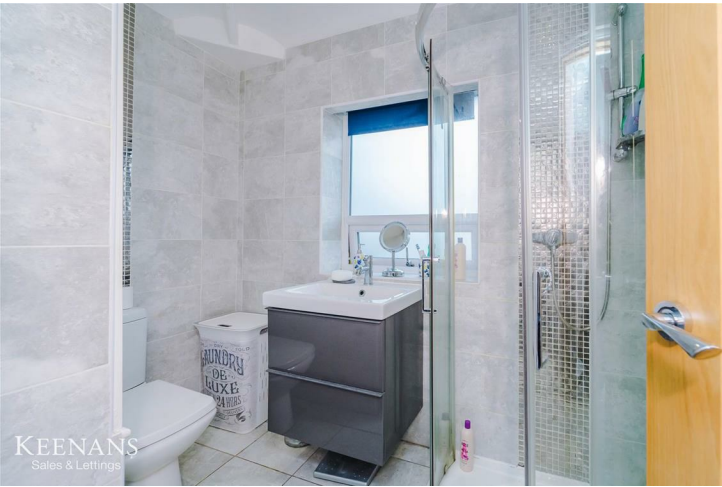
External

Rear

Laid to lawn garden with block paving, bedding area, storage shed and garage.

Front

Block paved drive and bedding areas.



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