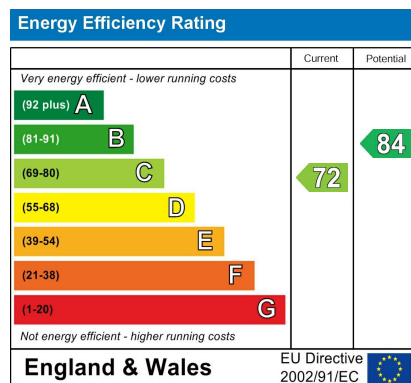




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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.



Queen Victoria Street, Blackburn, BB2 2RZ

Offers Over £105,000

A FULLY UPDATED HOME

This generously sized two bedroomed mid terraced property is being proudly welcomed to the market in the highly regarded location of Blackburn. Benefitting from spacious rooms, neutral decor and having undergone a full transformation, this property is truly not to be missed! Situated conveniently close to bus routes, local school's and amenities as well as network links to Preston, Chorley and major motorway links. Benefitting from high quality modern fixtures and fittings, two generously sized bedrooms and two reception rooms, this property is the perfect home for any small family or professional couple!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads through to a modern kitchen. The first floor comprises of doors on to two bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience. For the latest upcoming properties make sure you follow, our socials on instagram @keenans.ea and facebook @keenansestateagents

Queen Victoria Street, Blackburn, BB2 2RZ

Offers Over £105,000

 **2**  **1**  **1**  **C**

- Freehold
 - On Street Parking
 - Fitted Kitchen
 - Close Proximity To Amenities
- Council Tax Band TBC
 - Two Bedroom Mid Terraced Property
 - Ideal Home For Small Family
- EPC TBC
 - Three Piece Bathroom Suite
 - Easy Access To Major Network Links

Ground Floor

Enclosed yard.

Entrance

Via a UPVC double glazed front door to vestibule.

Vestibule

3'7 x 3'3 (1.09m x 0.99m)

Meter cupboard, coving, tiled effect lino floor and hard wood single glazed door to hall.

Hall

10'10 x 3'3 (3.30m x 0.99m)

Central heating radiator, coving, smoke alarm, wood effect floor, doors to two reception rooms and stairs to first floor.

Reception Room One

12' x 10'11 (3.66m x 3.33m)

UPVC double glazed window, central heating radiator, integrated alcove storage, two television points and wood effect floor.

Reception Room Two

15'8 x 14'7 (4.78m x 4.45m)

UPVC double glazed window, central heating radiator, television point and wood effect floor.

Kitchen

9'2 x 7'3 (2.79m x 2.21m)

UPVC double glazed window, central heating radiator, range of grey gloss wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for oven, fridge freezer, wall mounted Vaillant boiler, smoke alarm, wood effect floor and UPVC double glazed frosted door to rear.

First Floor

Landing

6'7 x 6'5 (2.01m x 1.96m)

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'8 x 14'7 (4.17m x 4.45m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'7 x 7'9 (3.84m x 2.36m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

9'3 x 6'6 (2.82m x 1.98m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panel bath with direct feed shower, tiled elevation, integrated linen cupboard and granite effect lino floor.

Enclosed

Rear



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