



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) 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.



Hollin Street, Blackburn, BB2 4AW

£135,000

AN IMPRESSIVE NEW BUILD TOWNHOUSE

Keenans Estate Agents are proud to welcome to the market this fantastic opportunity to own a new build townhouse property within the heart of the ever popular town of Blackburn. With three bedrooms, open plan living space and generously sized gardens, this outstanding property is the perfect family home to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Darwen and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious and contemporary open plan kitchen/reception room and staircase to the first floor. The kitchen/reception room leads on to a WC and out to the rear. The first floor comprises of doors on to two bedrooms, bathroom and staircase to the second floor. The second floor benefits from the main bedroom. Externally there is an enclosed laid to lawn garden to the rear with paving and off road parking to the front.

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

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- New Build Townhouse
 - Modern Open Plan Living
 - Off Road Parking
 - EPC Rating TBC
- Three Bedrooms
 - Blank Canvas
 - Tenure TBC
- Three Piece Bathroom
 - Abundance of Natural Light
 - Council Tax Band TBC

Ground Floor

Entrance
Via a composite double glazed frosted door to hall.

Hall
6'3 x 5'5 (1.91m x 1.65m)
Central heating radiator, wood effect lino flooring, door to open plan reception room/kitchen and stairs to first floor.

Reception Room/Kitchen
25'4 x 11'7 (7.72m x 3.53m)
Three UPVC double glazed window, central heating radiator, range of grey base units, wood effect surface, stainless steel sink and drainer with mixer tap, double electric oven, integrated extractor hood, space for fridge freezer, washing machine, spotlights, television point, smoke alarm, extractor fan, Glow Worm boiler, part wood effect lino flooring, door to WC and UPVC double glazed door to rear.

WC
4'3 x 2'10 (1.30m x 0.86m)
Two piece suite, dual flush WC, pedestal wash basin with mixer tap, extractor fan, spotlights and wood effect lino flooring.

First Floor

Landing
11'5 x 5'11 (3.48m x 1.80m)
Smoke alarm, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom Two
11'7 x 9'1 (3.53m x 2.77m)
UPVC double glazed window and central heating radiator.

Bedroom Three
11'7 x 8'11 (3.53m x 2.72m)
Two UPVC double glazed windows and central heating radiator.

Bathroom
6'7 x 5'3 (2.01m x 1.60m)
Central heating towel rail, three piece suite, vanity top wash basin, dual flush WC, panel bath with mixer tap, rinse head, tiled elevation, extractor fan and wood effect lino.

Second Floor

Landing
12'6 x 2'10 (3.81m x 0.86m)
Smoke alarm and door to bedroom one.

Bedroom One
15'8 x 11'7 (4.78m x 3.53m)
UPVC double glazed window and central heating radiator.

External



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