



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Topaz Street, Blackburn, BB1 9RY

### £175,000

#### ENVIABLE THREE BEDROOM SEMI DETACHED PROPERTY

Presenting Topaz Street in Blackburn, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,012 square feet, the property boasts a spacious lounge that invites relaxation and family gatherings. The contemporary kitchen diner is designed for modern living, providing an ideal space for both cooking and entertaining.

The home features three generously sized bedrooms, ensuring ample space for family members or guests. The modern family bathroom is well-appointed, catering to the needs of a busy household. Outside, the large rear garden presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun.

The property also benefits from a driveway that accommodates multiple cars, providing off-road parking for your convenience. Built in 1960, this house combines classic charm with contemporary living, making it a perfect choice for families or professionals alike.

Situated in a great location, the property is close to excellent transport links, schools, and local parks, making it an ideal setting for family life. This home is not just a place to live; it is a place to thrive. Don't miss the chance to make this lovely house your new home.



# Topaz Street, Blackburn, BB1 9RY

## £175,000



- Tenure Freehold
  - Off Road Parking With Driveway For Multiple Vehicles
  - Modern Bathroom
  - Easy Access To Major Network Links
- Council Tax Band A
  - Three Well Proportioned Bedrooms
  - Ideal Family Home With Viewing Essential
- EPC Rating C
  - Contemporary Kitchen/Dining Area
  - Enclosed Rear Garden Space

### Ground Floor

#### Entrance

UPVC frosted door to entrance hall.

#### Entrance Hall

5'6 x 5'3 (1.68m x 1.60m)

Central heating radiator, dado rail, coving, smoke alarm, stairs to first floor, doors to reception room, kitchen/dining area and wood effect flooring.

#### Reception Room

19' x 11'5 (5.79m x 3.48m)

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

#### Kitchen/Dining Area

13'10 x 10'11 (4.22m x 3.33m)

UPVC double glazed window, central heating radiator, UPVC frosted door to rear, panel wall and base units, granite effect surface and splash back, stainless steel sink and drainer with mixer tap, oven, four ring induction hob, extractor hood, spare for fridge freezer, plumbed for washing machine, under stairs storage, spotlights and wood effect flooring.

### First Floor

#### Landing

11'4 x 2'10 (3.45m x 0.86m)

UPVC frosted window, coving, smoke alarm, doors to three bedrooms and bathroom.

#### Bedroom One

14'8 x 10'3 (4.47m x 3.12m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'1 x 7'11 (3.07m x 2.41m)

UPVC double glazed window, central heating radiator and loft access.

#### Bedroom Three

11'5 x 8'5 (3.48m x 2.57m)

UPVC double glazed window and central heating radiator.

#### Bathroom

9'10 x 4'11 (3.00m x 1.50m)

UPVC frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, P shaped bath with mixer tap, overhead direct feed rainfall shower, shower with rinse head, tiled elevation, storage, extractor fan, spotlights and wood effect laminate flooring.

### External

#### Rear

Enclosed laid to lawn garden, part stone paving and bedding areas.

#### Front

Block paved drive.



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