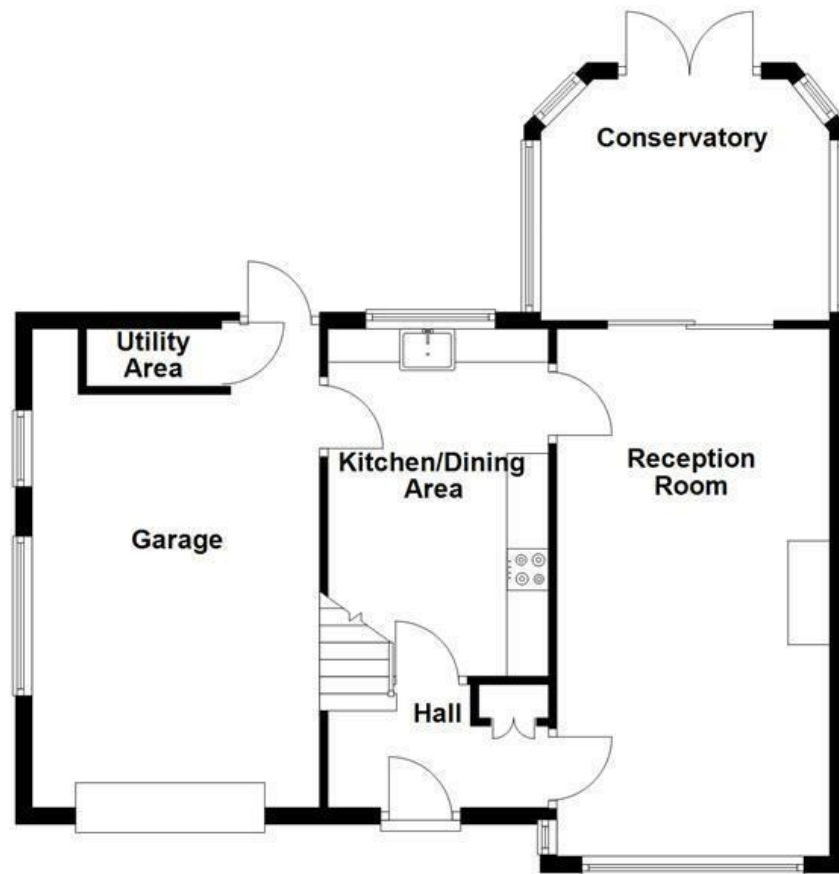
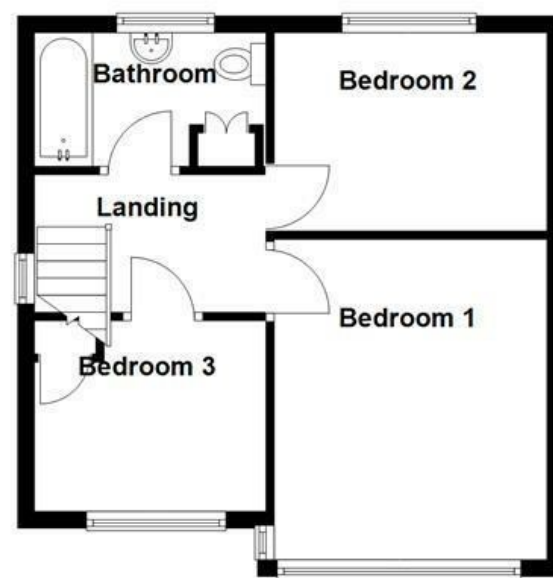


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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.

Kentmere Drive, Blackburn, BB2 5HF

Offers Over £256,500

SEMI-DETACHED FAMILY HOME WITH AN ENVIABLE GARDEN

Situated in the desirable area of Kentmere Drive, Blackburn, this charming semi-detached house presents an excellent opportunity for families seeking a spacious and inviting home. Boasting three well-proportioned bedrooms, this property is perfect for those looking to settle down in a friendly neighbourhood.

The house is set on an enviable plot, featuring a generous garden that offers ample space for outdoor activities and relaxation. The garden is complemented by off-road parking, ensuring convenience for you and your guests. One of the standout features of this property is the access to a communally owned woodland embankment at the rear, providing a lovely natural retreat right on your doorstep.

Filled with an abundance of natural light, the interior of the home creates a warm and welcoming atmosphere. The layout is thoughtfully designed to cater to the needs of a growing family, making it an ideal choice for those in search of their dream forever home.

Additionally, the property is offered with no chain, allowing for a smooth and efficient purchase process. With easy access to commuter routes and nearby amenities, this location strikes a perfect balance between tranquility and convenience.

Kentmere Drive, Blackburn, BB2 5HF

Offers Over £256,500

**3****1****2****C**

- Tenure Freehold
 - Access to communal woodland
 - Ideal For Growing Families
- Generous Garden Space
 - No Onward Chain
 - Easy Access To Commuter Routes And Nearby Amenities
- Off Road Parking Available
 - Council Tax Band C
 - EPC Rating C

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

8'10 x 4'10 (2.69m x 1.47m)

Tiled effect flooring, stairs to first floor, doors to kitchen, reception room and cloak storage.

Kitchen

13'9 x 8'9 (4.19m x 2.67m)

UPVC double glazed window, central heating radiator, wall and base units, wooden work tops, space for freestanding oven, tiled splash back, extractor hood, ceramic Belfast sink with mixer tap, integrated fridge freezer, tiled floor, doors to reception room and garage.

Reception Room

20'10 x 10'9 (6.35m x 3.28m)

UPVC double glazed window, central heating radiator, exposed beams, picture rail, dado rail, wood flooring, cast iron multi fuel burning stove with flag hearth and brick surround, sliding door to the conservatory.

Conservatory

11'2 x 9'7 (3.40m x 2.92m)

UPVC double glazed with pitch polycarbonate roof, wood effect flooring, UPVC double glazed French doors to rear garden.

Garage

20'2 x 11'3 (6.15m x 3.43m)

Two UPVC double glazed frosted windows, up and over door, UPVC double glazed door to rear and door to utility cupboard.

Utility Cupboard

5'3 x 3' (1.60m x 0.91m)

Plumbing for a washing machine.

First Floor

Landing

8'10 x 5'7 (2.69m x 1.70m)

UPVC double glazed window, dado rail, doors to three bedrooms and bathroom.

Bathroom

8'11 x 5'4 (2.72m x 1.63m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, high basin WC, wood panel bath with mixer tap and rinse head, overhead electric feed shower, fitted storage, part tiled elevation, partial wood clad elevation, extractor fan and wood effect flooring.

Bedroom One

12'8 x 10'9 (3.86m x 3.28m)

UPVC double glazed window, central heating radiator, picture rail, partial wood clad elevation and ceiling fan.

Bedroom Two

10'10 x 8'5 (3.30m x 2.57m)

UPVC double glazed window, central heating radiator, picture rail and dado rail.

Bedroom Three

8'10 x 7'4 (2.69m x 2.24m)

UPVC double glazed window, central heating radiator, dado rail, picture rail, wood effect flooring and above stairs storage.

External

Rear

Extensive laid to lawn garden, gravel chippings, block paving, greenhouse with a range of garden storage, vegetable garden, chicken run. Access from rear garden to a an embankment which is shared by some of the properties on Kentmere Drive, it is mainly woodland area.

Front

Artificial grass, gravel chippings and paved off road parking for numerous vehicles.



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