



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(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.

Irving Place, Blackburn, BB2 6LR

£175,000

A FANTASTIC FOUR BEDROOM MID TERRACE PROPERTY

Welcome to this charming mid-terrace house located on the desirable Irving Place in Blackburn. This spacious property boasts four well-proportioned bedrooms, making it an ideal family home or a perfect investment opportunity.

As you enter, you will find two inviting living areas that provide ample space for relaxation and entertaining. The generous kitchen is designed for both functionality and comfort, offering plenty of room for culinary creations. Additionally, the cellar on the lower ground floor presents an excellent opportunity for extra storage, ensuring that your living space remains clutter-free.

The first floor features three double bedrooms, each providing a comfortable retreat for family members or guests. The family bathroom is conveniently located to serve all bedrooms. The fourth bedroom is particularly versatile, allowing you to adapt the space to suit your needs, whether as a guest room, home office, or playground.

Outside, the rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting summer gatherings.

Situated in a sought-after location, this property is close to local amenities, schools, and transport links, making it an excellent choice for those seeking convenience and community. This home presents a wonderful opportunity to enjoy comfortable living in a vibrant area of Blackburn. Don't miss your chance to make this delightful property your own.

Irving Place, Blackburn, BB2 6LR

£175,000

4 1 2 D

- Tenure Freehold
 - On Street Parking
 - Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band B
 - Four Generously Sized Bedrooms
 - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
 - Ideal Family Home
 - Close Proximity To Local Amenities

Entrance Vestibule

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

Hall

11'10 x 3'8 (3.61m x 1.12m)

Reception Room One

14'11 x 11'2 (4.55m x 3.40m)

Reception Room Two

13'11 x 12' (4.24m x 3.66m)

Kitchen

16'4 x 8'8 (4.98m x 2.64m)

Lower Ground Floor

Cellar

First Floor

Landing

21'9 x 5'4 (6.63m x 1.63m)

Bedroom One

14' x 12'11 (4.27m x 3.94m)

Bedroom Two

13'9 x 9'7 (4.19m x 2.92m)

Bedroom Three

9' x 4'8 (2.74m x 1.42m)

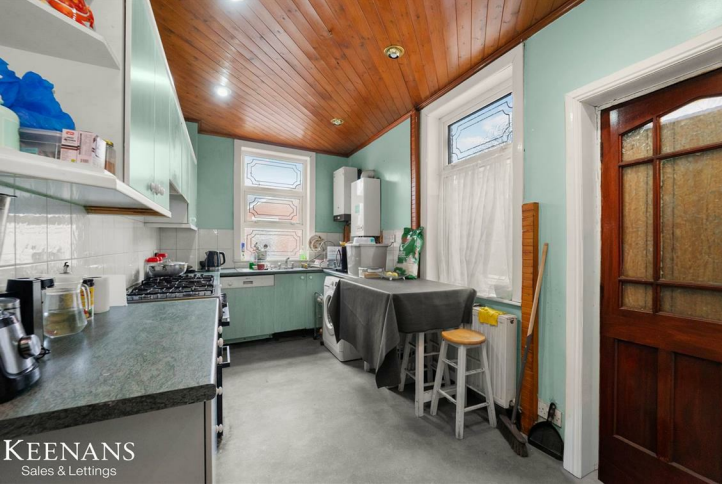
Bathroom

6'8 x 5'1 (2.03m x 1.55m)

Second Floor

Bedroom Four/Loft Room

22'4 x 13'7 (6.81m x 4.14m)



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