



Shorrock Lane, Blackburn, BB2 4PS

£120,000

AN ENVIABLE TWO BEDROOM TERRACED PROPERTY IN BLACKBURN

Nestled on Shorrock Lane in Blackburn, this charming two-bedroom terraced house presents an excellent opportunity for first-time buyers. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The large bedrooms offer a comfortable retreat, ensuring a restful night's sleep.

Conveniently located, this home benefits from good transport links into the town centre and to Darwen, making it ideal for those who commute or enjoy the vibrancy of urban life. The layout of the house is both practical and inviting, making it a perfect choice for individuals or small families looking to establish their first home.

With its appealing features and prime location, this property is not to be missed. Whether you are looking to settle down or invest, this house on Shorrock Lane is a delightful option that combines comfort and convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

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- Two Generously Sized Bedrooms
 - Excellent Transport Links
 - On Street Parking
 - Tenure - Leasehold
- Two Spacious Reception Rooms
 - Convenient Access To Blackburn And Darwen
 - EPC Rating - D
- Ideal First Time Buyer Property
 - Desirable Blackburn Location
 - Council Tax Band - A

Ground Floor

Entrance Vestibule

3'5 x 3'8 (1.04m x 1.12m)

Reception Room One

13'9 x 14'4 (4.19m x 4.37m)

Reception Room Two

13'8 x 15'7 (4.17m x 4.75m)

Kitchen

11'6 x 6'1 (3.51m x 1.85m)

First Floor

Landing

8'7 x 6'2 (2.62m x 1.88m)

Bedroom One

13'8 x 14'4 (4.17m x 4.37m)

Bedroom Two

7'5 x 16'3 (2.26m x 4.95m)

Bathroom

5'11 x 9'11 (1.80m x 3.02m)

External

Front

Courtyard, on street parking.

Rear

Enclosed paved rear yard.



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