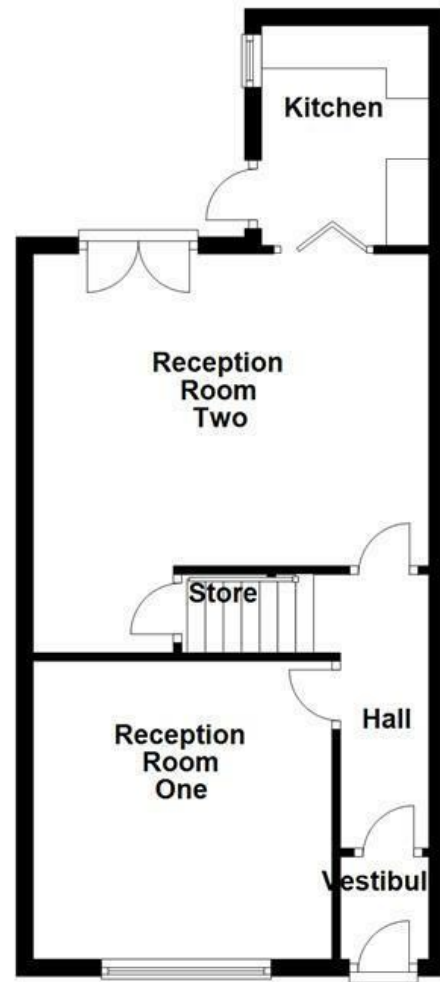


Ground Floor



First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Lynwood Road, Blackburn, BB2 6HL

Offers Over £140,000

AN ENVIABLE MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and two living areas, this exceptional three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Blackburn. With three generously sized bedrooms and being a complete blank canvas, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Darwen, Chorley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and a staircase to the first floor. The second reception room leads on to a fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms all with fitted wardrobes and a family bathroom. Externally there is an enclosed yard to the rear.

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

Lynwood Road, Blackburn, BB2 6HL

Offers Over £140,000

 3  1  2  E

- Tenure Freehold
- On Street Parking
- Fitted Kitchen And Three Piece Bathroom Suite
- CClose Proximity To Local Amenities
- Council Tax Band A
- Spacious Three Bedroom Mid Terraced Property
- Enclosed Paved Rear Yard
- EPC Rating E
- Ideal Family Home With Viewing Essential
- Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'11 x 3'5 (1.19m x 1.04m)

Coving, meter cupboard, wood effect laminate flooring and hard wood single glazed frosted door to hall.

Hall

10'9 x 3'5 (3.28m x 1.04m)

Central heating radiator, coving, wood effect laminate flooring with spotlights, hard wood single glazed doors to two reception rooms and stairs to first floor.

Reception Room One

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

UPVC double glazed leaded window, central heating radiator and coving.

Reception Room Two

15'5 x 15'4 (4.70m x 4.67m)

Central heating radiator, coving, electric mounted fire, television point, dado rail, wood panelled elevation, hard wood single glazed bi fold doors to kitchen and UPVC double glazed patio doors to rear.

Kitchen

8'5 x 6'5 (2.57m x 1.96m)

UPVC double glazed leaded window, range of white wall and base units, marble effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, space for electric double oven with four ring gas hob and integrated extractor hood, space for fridge and freezer, plumbed for washing machine, Baxi boiler, PVC to ceiling, coving, store hatch, tiled flooring and UPVC double glazed leaded door to rear.

First Floor

Landing

15'5 x 5' (4.70m x 1.52m)

Skylight, integrated storage, doors to three bedrooms and bathroom.

Bedroom One

11'7 x 10'2 (3.53m x 3.10m)

UPVC double glazed leaded window, central heating radiator, coving and fitted wardrobe.

Bedroom Two

10'2 x 8'1 (3.10m x 2.46m)

UPVC double glazed leaded window, central heating radiator and fitted wardrobe.

Bedroom Three

10'2 x 7' (3.10m x 2.13m)

UPVC double glazed leaded window, central heating radiator and fitted wardrobe.

Bathroom

11'7 x 4'9 (3.53m x 1.45m)

UPVC double glazed frosted leaded window, central heating radiator, three piece suite, corner panel bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevation, extractor fan and tiled effect lino flooring.

External

Rear

Enclosed yard.



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