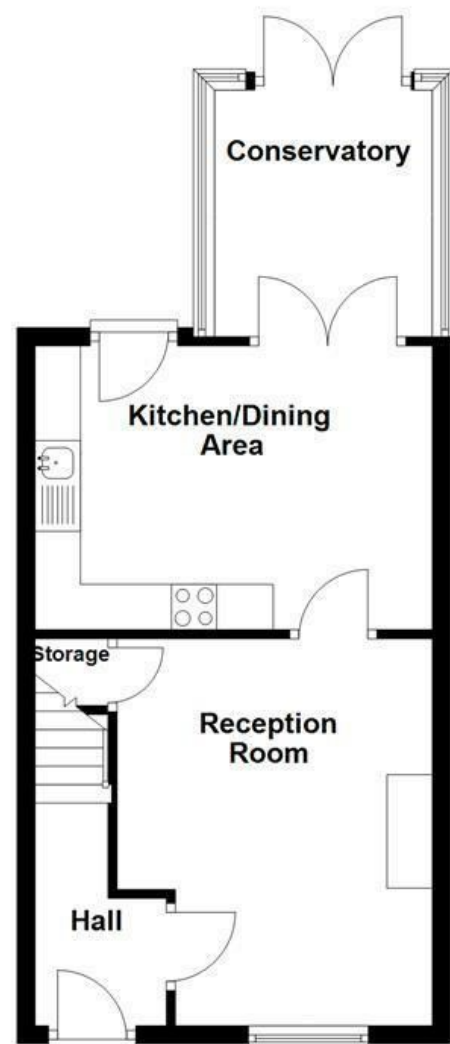
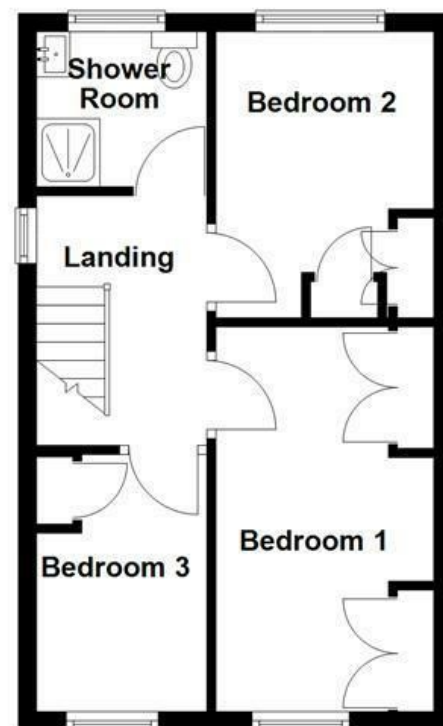


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>67</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
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.

## St. Helier Close, Blackburn, BB2 4EB

### £150,000

THREE BEDROOM SEMI DETACHED PROPERTY WITH AN ABUNDANCE OF POTENTIAL

Welcome to this charming three-bedroom semi-detached house located on St. Helier Close in Blackburn. This delightful property is offered for sale with no onward chain, making it an ideal choice for those looking to move in swiftly.

As you enter, you will be greeted by a spacious lounge that seamlessly flows into a well-appointed kitchen diner. This layout is perfect for both entertaining guests and enjoying family meals. The kitchen diner features French doors that lead to a lovely conservatory, providing an abundance of natural light and a wonderful space to relax or entertain.

The property boasts a good-sized rear garden, offering a private outdoor retreat for gardening enthusiasts or a safe play area for children. Additionally, there is a driveway that provides off-road parking, a valuable feature in this area.

The three bedrooms are generously sized, providing ample space for family living or guest accommodation. The shower room is conveniently located, catering to the needs of the household.

This home is bursting with potential, allowing you to put your own stamp on it and create the perfect living space. Whether you are a first-time buyer, a growing family, or looking to invest, this property presents a fantastic opportunity in a desirable location. Do not miss the chance to make this house your new home. Some images have been digitally staged using AI, to illustrate the potential layout and appearance of the property.



# St. Helier Close, Blackburn, BB2 4EB

## £150,000

 3  1  1  D

- Tenure Leasehold
  - Off Road Parking
  - Fitted Kitchen/Dining Space And Three Piece Shower Room
  - Easy Access To Major Network Links
- Council Tax Band B
  - No Chain Delay
  - Abundance Of Indoor Space
- EPC Rating D
  - Ideal Home For A First Time Buyer/Small Family Or As An Investment Opportunity
  - Ample Enclosed Garden Areas

### Ground Floor

#### Entrance

UPVC frosted leaded door to hall.

#### Hall

8'1 x 4'9 (2.46m x 1.45m)

Central heating radiator, smoke alarm, door to reception toom, stairs to first floor and wood effect laminate flooring.

#### Reception Room

14' x 11'5 (4.27m x 3.48m)

UPVC double glazed leaded window, central heating radiator, coving, under stairs storage, living flame gas fire with surround, door to kitchen/dining area and wood effect laminate flooring.

#### Kitchen/Dining Area

14'3 x 10'3 (4.34m x 3.12m)

UPVC double glazed window, central heating radiator, coving, dado rail, range of wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, plumbing for washing machine, access to Baxi boiler, integrated oven and grill, four ring gas hob, tiled splash back, extractor hood, UPVC double glazed French doors to conservatory, laminate flooring and UPVC part frosted door to rear.

#### Conservatory

8'11 x 7'11 (2.72m x 2.41m)

UPVC double glazed windows, polycarbonate roof, electric radiator, wood effect laminate flooring and UPVC double glazed French doors to rear garden.

### First Floor

#### Landing

8'2 x 6'4 (2.49m x 1.93m)

UPVC double glazed frosted window, loft access, smoke alarm, doors to three bedrooms and shower room.

#### Bedroom One

13'10 x 7'10 (4.22m x 2.39m)

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

#### Bedroom Two

10'6 x 7'11 (3.20m x 2.41m)

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Three

10'1 x 6'3 (3.07m x 1.91m)

UPVC double glazed leaded window and central heating radiator.

#### Shower Room

6'3 x 5'7 (1.91m x 1.70m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, enclosed electric feed shower and tiled elevation.

### External



Tel: 01254916276

www.keenans-estateagents.co.uk