



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	74	78
EU Directive 2002/91/EC		

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## Lammack Road, Blackburn, BB1 8JN

### Offers Over £295,000

DESIRABLE FOUR BEDROOM SEMI DETACHED HOME WITH STUNNING VIEWS TO THE REAR

Presenting Lammack Road in Blackburn, this enviable semi-detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive.

As you enter, you are greeted by a spectacular lounge that flows seamlessly into a bright conservatory, providing a delightful space to relax while enjoying lovely views of the surrounding area. The natural light that floods this area creates a warm and inviting atmosphere, perfect for both entertaining guests and enjoying quiet family moments.

The modern kitchen is well-equipped and features a convenient utility room, complete with a WC, ensuring practicality for everyday living. The recently renovated family bathroom adds a touch of luxury, making it a perfect retreat for unwinding after a long day.

Outside, the large garden offers a wonderful space for children to play or for hosting summer barbecues with friends and family. The driveway provides ample parking, adding to the convenience of this lovely home.

This property on Lammack Road is not just a house; it is a place where memories can be made. With its spacious interiors, modern amenities, and beautiful outdoor space, it is a fantastic opportunity for anyone looking to settle in Blackburn. Don't miss the chance to make this delightful home your own.



# Lammack Road, Blackburn, BB1 8JN

## Offers Over £295,000

 4  1  1  C

- Semi Detached Property
  - Fitted Kitchen And Separate Utility Room
  - Off Road Parking And Garage
  - EPC Rating: C
- Four Bedrooms
  - Four Piece Modern Bathroom
  - Tenure: Freehold
- Spacious Reception Room
  - Enclosed Rear Garden
  - Council Tax Band: C

### Ground Floor

#### Vestibule

3'5 x 3' (1.04m x 0.91m)  
Composite frosted entrance door and door to hall.

#### Hall

9'8 x 6'3 (2.95m x 1.91m)  
UPVC double glazed frosted window, central heating radiator, coving, under stairs storage, stairs to first floor and lower ground floor and doors to reception room and kitchen.

#### Reception Room

25'2 x 11'10 (7.67m x 3.61m)  
UPVC double glazed bay window, spotlights, inset feature electric fire, TV point, tiled floor and double doors to conservatory.

#### Ccnservatory

10'11 x 8'6 (3.33m x 2.59m)  
UPVC double glazed windows, ceiling fan, wood effect lino flooring and UPVC double glazed French doors to rear.

#### Kitchen

12'1 x 6'1 (3.68m x 1.85m)  
UPVC double glazed window, upright central heating radiator, spotlights, wall and base units, laminate worktops, one and half bowl stainless stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, plumbing for dishwasher, space for fridge freezer, PVC clad ceiling, part tiled elevation, wood effect flooring and UPVC door to rear.

### Lower Ground Floor

#### Inner Hall

10'10 x 6'3 (3.30m x 1.91m)  
Spotlights, storage, wood effect lino flooring and door to bedroom four.

#### Bedroom Four

12'5 x 11'7 (3.78m x 3.53m)  
UPVC double glazed window, wood effect lino flooring, door to utility room and hardwood double glazed door to rear.

#### Utility Room

9' x 6'1 (2.74m x 1.85m)  
UPVC double glazed window, plumbing for washing machine, space for dryer, stainless steel sink with mixer tap, dual flush WC, part tiled elevation and tiled floor.

### First Floor

#### Landing

9'4 x 6'4 (2.84m x 1.93m)  
UPVC double glazed window, coving, smoke alarm, loft access and doors to three bedrooms and bathroom.

#### Bedroom One

13'2 x 12'6 (4.01m x 3.81m)  
UPVC double glazed window, central heating radiator, spotlights and storage.

#### Bedroom Two

12'4 x 12'3 (3.76m x 3.73m)  
UPVC double glazed window, central heating radiator, spotlights, storage and wood effect laminate floor.

#### Bedroom Three

6'8 x 6'4 (2.03m x 1.93m)  
UPVC double glazed window, central heating radiator and coving.

#### Bathroom

8'10 x 6'2 (2.69m x 1.88m)  
UPVC double glazed window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap, direct feed rainfall shower in enclosure, PVC clad ceiling, tiled elevation and tiled floor.

### External

#### Front

Laid to lawn garden, bedding areas and driveway leading to garage.

#### Rear

Artificial lawn, laid to lawn, decking, stone chips, paving and garden pond.



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