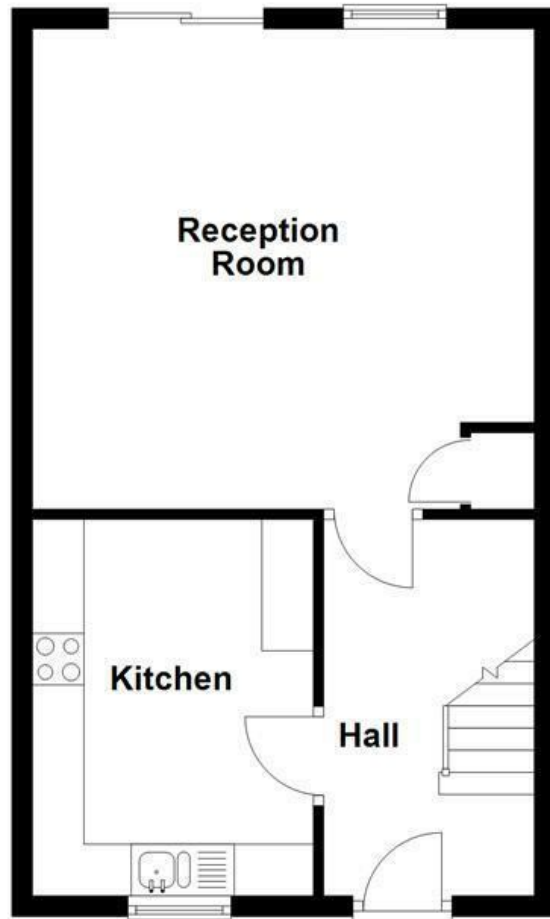
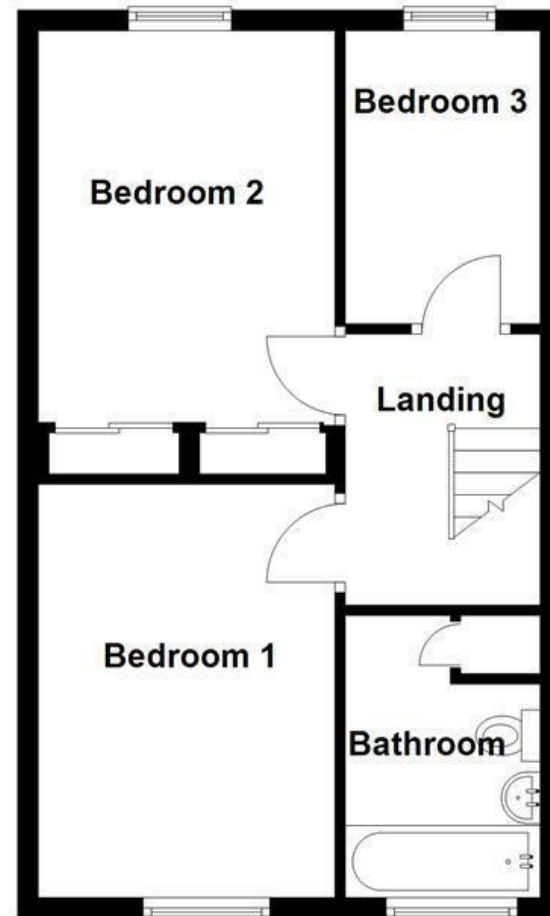


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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.

## Hillside Close, Blackburn, BB1 2BJ

### Offers Over £100,000

THREE BEDROOM PROPERTY BURSTING WITH POTENTIAL

Welcome to this charming property located on Hillside Close in Blackburn. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The contemporary kitchen is designed with modern living in mind, providing a stylish and functional area for cooking and entertaining.

The spacious lounge offers a comfortable setting for relaxation and family gatherings, ensuring that you have plenty of room to unwind after a long day. The family bathroom is conveniently located, catering to the needs of all residents.

Outside, you will find both front and back gardens, perfect for enjoying the fresh air or hosting outdoor activities. The gardens provide a lovely space for children to play or for you to cultivate your own plants and flowers.

Situated in a great location, this property is close to a variety of amenities, making daily life convenient and enjoyable. Whether you are looking for shops, schools, or parks, everything you need is within easy reach.

This townhouse presents an excellent opportunity for those seeking a comfortable and modern living space in Blackburn. Do not miss the chance to make this lovely property your new home.



# Hillside Close, Blackburn, BB1 2BJ

## Offers Over £100,000

 3  1  1  C

- Terraced Property
  - Spacious Reception Room
  - On Street Parking
  - EPC Rating: C
- Three Bedrooms
  - Three Piece Bathroom
  - Tenure: Rentcharge
- Contemporary Fitted Kitchen
  - Gardens To Front And Rear
  - Council Tax Band; A

### Ground Floor

#### Hall

12'10 x 5'8 (3.91m x 1.73m)

UPVC double glazed frosted entrance door, central heating radiator, wood effect laminate floor, stairs to first floor and doors to reception room and kitchen.

#### Kitchen

12' x 7'8 (3.66m x 2.34m)

UPVC double glazed window, spotlights, gloss wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, tiled splash back, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, PVC clad ceiling and tile effect lino flooring,

#### Reception Room One

15'3 x 14'11 (4.65m x 4.55m)

UPVC double glazed window, two central heating radiators, under stairs storage and UPVC double glazed sliding door to rear.

### First Floor

#### Landing

8'5 x 5'6 (2.57m x 1.68m)

Loft access and doors to three bedrooms and bathroom.

#### Bedroom One

13'2 x 9'5 (4.01m x 2.87m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

13' x 9'1 (3.96m x 2.77m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Three

9'5 x 5'6 (2.87m x 1.68m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Bathroom

9' x 5'5 (2.74m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, storage, PVC clad ceiling, tiled elevation and tiled floor.

### External

#### Front

Laid to lawn garden, bedding areas and paving.

#### Rear

Enclosed yard and bedding areas.



Tel: 01254916276

www.keenans-estateagents.co.uk