



## Arkwright Fold, Blackburn, BB2 4LZ

£190,000


A FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME

Situated on Arkwright Fold, Blackburn, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts a low-maintenance rear garden, ideal for those who wish to enjoy outdoor space without the burden of extensive upkeep. A driveway and garage provide ample parking, ensuring that you and your guests can come and go with ease.

Upon entering, you will be greeted by a spacious lounge that invites relaxation and family gatherings. The fitted kitchen, complete with dining space, is perfect for both casual meals and entertaining friends. Natural light floods the bright conservatory, which overlooks the lovely garden, creating a serene spot to unwind or enjoy a morning coffee.

The property features a well-appointed family bathroom, along with an en suite in the master bedroom, providing added privacy and convenience for the household. This home is not only practical but also offers a warm and welcoming atmosphere, making it an ideal choice for families or those looking to settle in a friendly community.

With its desirable location and thoughtful layout, this semi-detached house in Arkwright Fold is a wonderful opportunity for anyone seeking a comfortable and inviting home.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.

# Arkwright Fold, Blackburn, BB2 4LZ

£190,000



- Semi-Detached Property
- Modern Fitted Kitchen Diner
- Enclosed Rear Garden
- Council Tax Band: C
- Three Bedrooms
- Family Bathroom
- EPC: TBC
- Spacious Reception Room
- Downstairs WC
- Tenure: Freehold

## Vestibule

4' x 3'10 (1.22m x 1.17m)

## WC

8'6 x 2'7 (2.59m x 0.79m )

## Reception Room One

15'1 x 14'3 (4.60m x 4.34m)

## Kitchen/Dining Area

15'7 x 10'10 (4.75m x 3.30m)

## Conservatory

10'10 x 10'2 (3.30m x 3.10m)

## First Floor

### Landing

9'6 x 7'7 (2.90m x 2.31m)

### Bedroom One

11'9 x 9'5 (3.58m x 2.87m)

### En Suite

6'2 x 3'8 (1.88m x 1.12m)

### Bedroom Two

10'3 x 7'9 (3.12m x 2.36m)

### Bedroom Three

8'11 x 7' (2.72m x 2.13m)

### Bathroom

7'9 x 4'9 (2.36m x 1.45m)

## External

### Front

Block paved driveway and side leading to garage.

### Rear

Block paved garden with access to garage.



Tel: 01254916276

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)