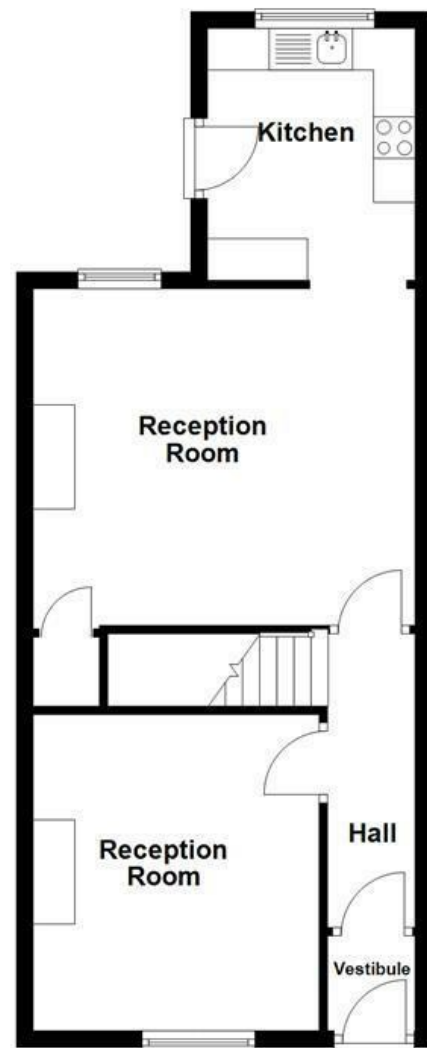
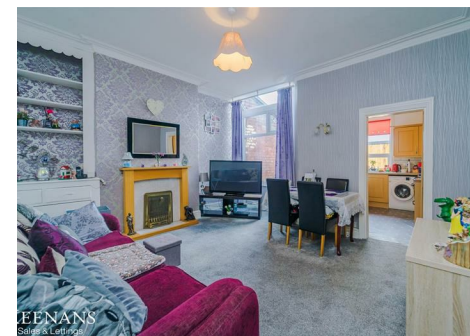


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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.

## Burnley Road, Blackburn, BB1 3HN

### Offers Over £90,000

#### CHARMING THREE BEDROOM MID TERRACE HOME

Located on Burnley Road in Blackburn, this deceptively spacious mid-terrace house presents an excellent opportunity for those seeking a comfortable family home in a vibrant neighbourhood. Boasting three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space.

Upon entering, you will find two inviting reception rooms that offer versatility for both relaxation and entertaining. The contemporary kitchen is designed with modern living in mind, providing a functional space for culinary pursuits. The layout of the home allows for a seamless flow between the living areas, making it ideal for social gatherings.

One of the standout features of this property is the rear yard, which offers ample outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the accessible shower room adds to the convenience of the home, catering to a variety of needs.

This property is ready for you to make it your own, with plenty of potential to personalise and enhance according to your taste. Its prime location ensures easy access to local amenities, making daily life both convenient and enjoyable.

In summary, this three-bedroom mid-terrace house on Burnley Road is a fantastic opportunity for anyone looking to settle in a welcoming community. With its spacious interiors and outdoor space, it is a property that truly deserves your attention.



# Burnley Road, Blackburn, BB1 3HN

## Offers Over £90,000

 3  1  2  C

- Mid Terraced Property
  - Fitted Kitchen
  - On Steet Parking
  - EPC Rating: C
- Three Bedrooms
  - Three Piece Shower Room
  - Tenure: Freehold
- Two Reception Rooms
  - Enclosed Rear Yard
  - Council Tax Band: A

### Ground Floor

**Vestibule**  
3'9 x 3'4 (1.14m x 1.02m)  
UPVC double glazed frosted entrance door, coving, tile effect floor and door to hall.

**Hall**  
11'9 x 3'4 (3.58m x 1.02m)  
Central heating radiator, coving, wood panelling, stairs to first floor and doors to two reception rooms.

**Reception Room One**  
12'5 x 11'3 (3.78m x 3.43m)  
UPVC double glazed windows, central heating radiator, coving and gas fire.

**Reception Room Two**  
15'1 x 13'3 (4.60m x 4.04m)  
UPVC double glazed window, central heating radiator, coving, living flame gas fire, marble effect hearth and surround, wood mantle, under stairs storage and open access to kitchen.

**Kitchen**  
9'11 x 8'2 (3.02m x 2.49m)  
UPVC double glazed window, wall and base units, wood effect worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, space for freestanding cooker, extractor hood, plumbing for washing machine, space for fridge freezer, Ideal boiler, tile effect flooring and UPVC double glazed door to rear.

### First Floor

**Landing**  
9'1 x 5'5 (2.77m x 1.65m)  
Loft access, smoke alarm and doors to three bedrooms and shower room.

**Bedroom One**  
12'10 x 12'1 (3.91m x 3.68m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

**Bedroom Two**  
10'7 x 7'10 (3.23m x 2.39m)  
UPVC double glazed window and central heating radiator.

**Bedroom Three**  
11'6 x 7' (3.51m x 2.13m)  
UPVC double glazed window, central heating radiator and storage.

**Shower Room**  
6'8 x 3'10 (2.03m x 1.17m)  
Central heating radiator, low flush WC, wall mounted wash basin with traditional taps, walk in electric feed shower, extractor fan, storage, PVC clad elevation and vinyl flooring.

### External

**Rear**  
Enclosed yard, storage shed and bedding areas.



Tel: 01254916276

www.keenans-estateagents.co.uk