



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(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.

Brookview Close, Blackburn, BB1 9NT

Offers Over £235,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout with spacious rooms, modern fixtures and fittings and stylish interiors, this enviable three bedroom detached property is being proudly welcomed to the market in the desirable location of Blackburn on a sought after estate. With two bathrooms, open plan kitchen diner and added garage, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Clitheroe, Accrington and major motorway links. With fantastic garden space, three double bedrooms and neutral interiors, this property is truly the perfect home ready to move straight into!

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room guides you on to a hallway which leads on to a contemporary fitted kitchen diner, WC and houses a staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with laid to lawn and paved areas. To the front there is a laid to lawn garden with driveway and access to the garage.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

Brookview Close, Blackburn, BB1 9NT

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 3  2  1  B

- Tenure Leasehold
 - Off Road Parking With Drive And Access To A Garage
 - Contemporary Fitted Kitchen/Dining Area
 - Easy Access To Major Network Links
- Council Tax Band C
 - Detached Property
 - Ideal Family Home
- EPC Rating B
 - Generously Sized Bedrooms
 - Ample Sized Low Maintenance Garden Space

Ground Floor

Entrance

Composite double glazed frosted door to porch.

Porch

4'6 x 3'6 (1.37m x 1.07m)

Central heating radiator, wood effect laminate flooring and oak door to reception room.

Reception Room

16'2 x 10'4 (4.93m x 3.15m)

UPVC double glazed window, central heating radiator, electric fire with limestone hearth and surround, television point, wood effect laminate flooring and oak door to hall.

Hall

11'1 x 6'3 (3.38m x 1.91m)

Central heating radiator, smoke alarm, wood effect laminate flooring, oak doors to kitchen/dining area, WC and staircase to first floor.

WC

4'10 x 3' (1.47m x 0.91m)

Central heating radiator, two piece suite, dual flush WC, pedestal wash basin, extractor fan and wood effect laminate flooring.

Kitchen/Dining

18'9 x 7'7 (5.72m x 2.31m)

UPVC double glazed window, central heating radiator, range of gloss wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine and dryer, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

9'10 x 6'3 (3.00m x 1.91m)

UPVC double glazed window, loft access, smoke alarm, over stairs storage, oak doors to three bedrooms and bathroom.

Bedroom One

13'11 x 9'9 (4.24m x 2.97m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobe, television point and oak door to en suite.

En Suite

6'9 x 4'8 (2.06m x 1.42m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, double direct feed shower enclosure, tiled elevation, extractor fan and wood effect lino flooring.

Bedroom Two

11'3 x 8'9 (3.43m x 2.67m)

UPVC double glazed window, central heating radiator, fitted wardrobe and television point.

Bedroom Three

9'10 x 7'10 (3.00m x 2.39m)

UPVC double glazed window, central heating radiator and television point.

Bathroom

8'9 x 5'8 (2.67m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panel bath with overhead electric feed shower, tiled elevation, extractor fan and wood effect lino flooring.

External

Rear

Laid to lawn garden with paving.

Front

Laid to lawn garden with block paved driveway and access to garage.

Garage

14'4 x 8'1 (4.37m x 2.46m)



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