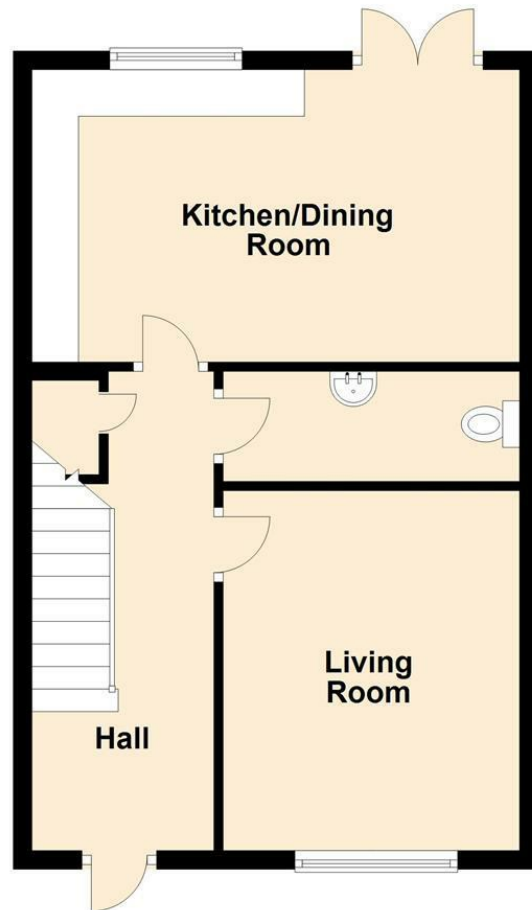
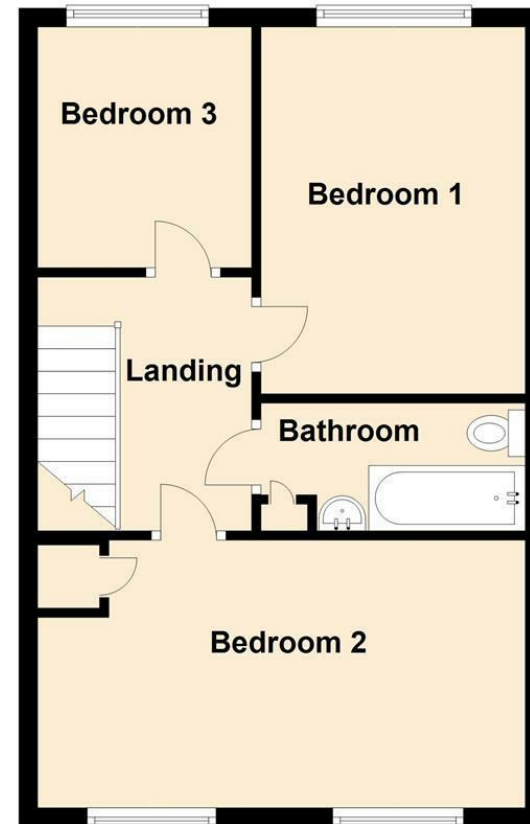


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	79	
(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.

Mosley Walk, Blackburn, BB2 3RJ

Offers In Excess Of £130,000

A SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH OFF ROAD PARKING AND MODERN FITTED KITCHEN

A deceptively spacious three bedroom semi-detached property situated in a convenient location, in the heart of Blackburn. This property is perfect for a family looking for a beneficially located home or somebody looking for a conveniently situated upsize. This property is in catchment to well regarded schools, in close proximity to local amenities and popular commuter routes, like bus links to Clitheroe, Darwen and Accrington, as well as the M66 to Manchester. The property boasts a bright living room, a modern style fitted kitchen/dining room, three bright bedrooms, an enclosed rear garden and off road parking.

The property comprises briefly: entrance into the bright hallway. The hallway has stairs leading to the first floor landing and doors providing access to the living room, the two piece WC, understairs storage and the modern style fitted kitchen/dining room. The kitchen/dining room has a door providing access to the rear, enclosed garden. From the first floor landing, there are doors providing access to three bright bedrooms and the three piece bathroom suite. Externally, the property boasts a rear, enclosed, laid to lawn garden with a paved patio area. To the front of the property, there is a laid to lawn garden with off-road parking.

For further information, or to arrange any viewings, please contact the Accrington team.

Mosley Walk, Blackburn, BB2 3RJ

Offers In Excess Of £130,000

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- Beautiful Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Three Piece Bathroom
- Modern Fitted Kitchen
- Perfect Family Home
- Spacious Laid To Lawn Rear Garden
- Close To Amenities
- Well Presented

Ground Floor

Hallway

16'10 x 6'05 (5.13m x 1.96m)

Entrance vi composite double glazed frosted door, central heating radiator, fuse box, smoke alarm, laminate flooring, stairs to first floor, doors to WC, living room, kitchen and understairs storage.

Living Room

12'08 x 10'05 (3.86m x 3.18m)

UPVC double glazed window, central heating radiator.

WC

9'04 x 5'05 (2.84m x 1.65m)

Central heating radiator, 2 piece bathroom, dual flush WC, pedestal wash basin with traditional taps, extractor fan, laminate flooring.

Kitchen/Diner

17'03 x 10'03 (5.26m x 3.12m)

UPVC double glazed window, central heating radiator, gloss wall and base units, laminate worktops, stainless steel half drink and drain with mixer tap, plumbing for washer, part tiled elevations, tiled flooring, access to boiler, UPVC double glazed French doors to rear enclosed garden.

First Floor

Landing

8'05 x 6'07 (2.57m x 2.01m)

Central heating radiator, smoke alarm, doors to bathroom and all three bedrooms.

Bedroom One

12'10 x 9'05 (3.91m x 2.87m)

UPVC double glazed window, central heating radiator, television point, access to attic.

Bedroom Two

17'03 x 8'01 (5.26m x 2.46m)

Two UPVC double glazed windows, two central heating radiators, access to attic, door to storage cupboard.

Bedroom Three

9'03 x 7'04 (2.82m x 2.24m)

UPVC double glazed window, storage cupboards.

Bathroom

9'02 x 4'09 (2.79m x 1.45m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, main feed shower, extractor fan, part tiled elevations, laminate floor, door to storage cupboard.

Front External

Laid to lawn garden and off road parking

Rear External

Enclosed laid to lawn garden, paved patio area



Tel: 01254916276

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