Keenans

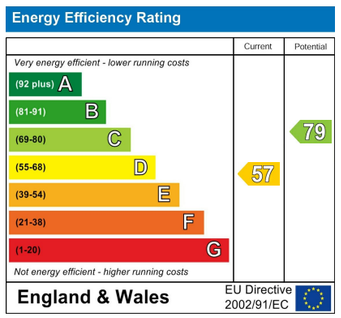












Irving Place, Blackburn, BB2 6LR

Offers Over £175,000

A FANTASTIC FOUR BEDROOM MID TERRACE PROPERTY

Welcome to this charming mid-terrace house located on the desirable Irving Place in Blackburn. This spacious property boasts four well-proportioned bedrooms, making it an ideal family home or a perfect investment opportunity.

As you enter, you will find two inviting living areas that provide ample space for relaxation and entertaining. The generous kitchen is designed for both functionality and comfort, offering plenty of room for culinary creations. Additionally, the cellar on the lower ground floor presents an excellent opportunity for extra storage, ensuring that your living space remains clutter-free.

The first floor features three double bedrooms, each providing a comfortable retreat for family members or guests. The family bathroom is conveniently located to serve all bedrooms. The fourth bedroom is particularly versatile, allowing you to adapt the space to suit your needs, whether as a guest room, home office, or playroom.

Outside, the rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting summer gatherings.

Situated in a sought-after location, this property is close to local amenities, schools, and transport links, making it an excellent choice for those seeking convenience and community. This home presents a wonderful opportunity to enjoy comfortable living in a vibrant area of Blackburn. Don't miss your chance to make this delightful property your own.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Irving Place, Blackburn, BB2 6LR

Offers Over £175,000

4 1 2 D

- Tenure Freehold
- Council Tax Band B
- EPC Rating D
- On Street Parking
- Four Generously Sized Bedrooms
- Ideal Family Home
- Viewing Essential
- Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

Entrance Vestibule
3'7 x 3'7 (1.09m x 1.09m)

Hall
11'10 x 3'8 (3.61m x 1.12m)

Reception Room One
14'11 x 11'2 (4.55m x 3.40m)

Reception Room Two
13'11 x 12' (4.24m x 3.66m)

Kitchen
16'4 x 8'8 (4.98m x 2.64m)

Lower Ground Floor

Cellar

First Floor

Landing
21'9 x 5'4 (6.63m x 1.63m)

Bedroom One
14' x 12'11 (4.27m x 3.94m)

Bedroom Two
13'9 x 9'7 (4.19m x 2.92m)

Bedroom Three
9' x 4'8 (2.74m x 1.42m)

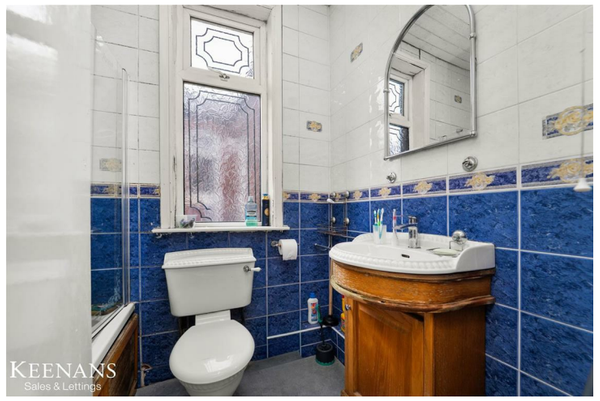
Bathroom
6'8 x 5'1 (2.03m x 1.55m)

Second Floor

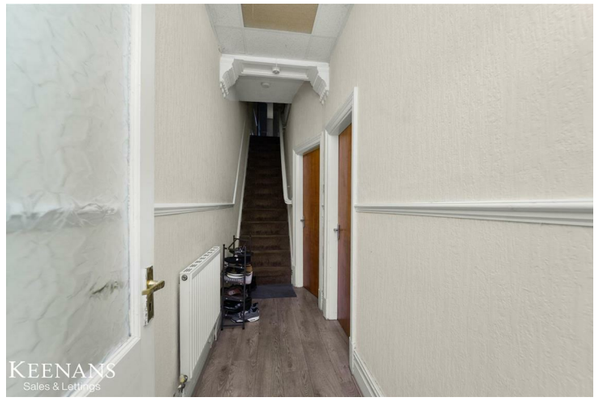
Bedroom Four/Loft Room
22'4 x 13'7 (6.81m x 4.14m)

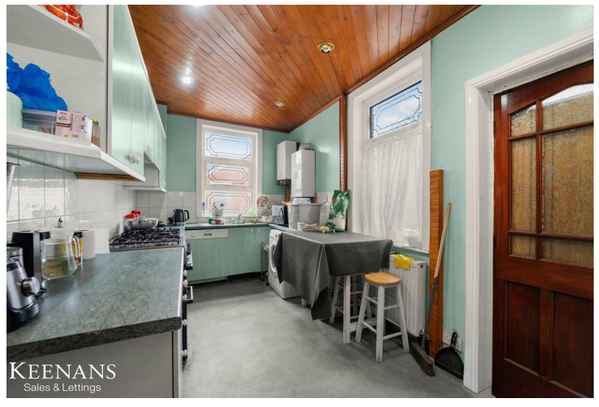




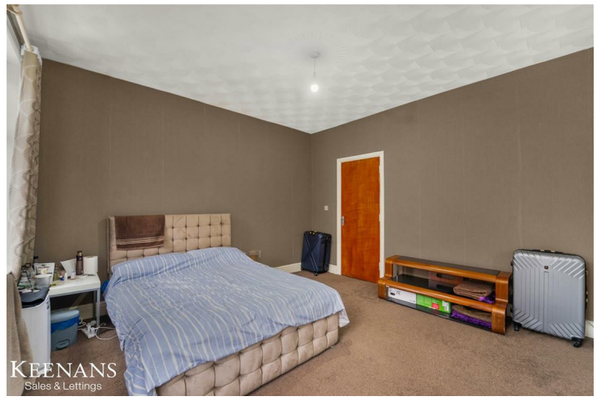












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