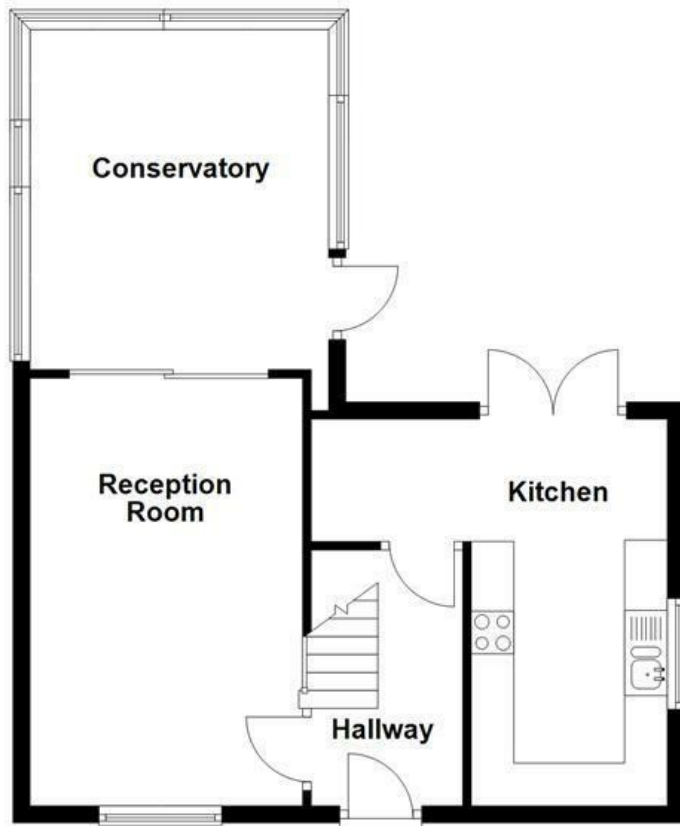
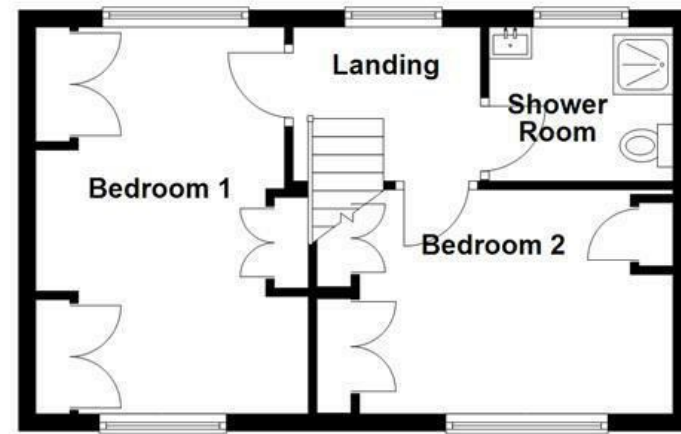



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

Mowbray Avenue, Blackburn, BB2 3ET

£160,000

TWO BEDROOM SEMI DETACHED PROPERTY SET ON A GENEROUS PLOT

Situated in the desirable area of Mowbray Avenue, Blackburn, this charming two-bedroom semi-detached house offers an exceptional living experience. Set on a generous corner plot, the property boasts stunning views to the rear, providing a picturesque backdrop for your daily life.

As you enter, you will be greeted by open living areas that create a welcoming atmosphere, perfect for both relaxation and entertaining. The recently fitted modern kitchen diner is a highlight, featuring contemporary fixtures and ample space for family meals or gatherings with friends. Adjacent to the kitchen, the bright conservatory invites natural light, making it an ideal spot to unwind or enjoy your morning coffee while taking in the lovely garden views.

The property comprises two spacious double bedrooms, ensuring comfort and privacy for all occupants. The well-appointed shower room adds to the convenience of this home, making it ready for you to move in without delay.

Outside, the large garden offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. The garage and driveway provide off-road parking, adding to the

Mowbray Avenue, Blackburn, BB2 3ET

£160,000



- Semi-Detached Property
- Conservatory
- Garage
- Council Tax Band: A
- Two Bedrooms
- Off Road Parking
- EPC Rating D
- Modern Kitchen
- Enclosed Rear Garden
- Tenure: Freehold

Hallway

9'10 x 5'10 (3.00m x 1.78m)

Reception Room One

17'3 x 10'6 (5.26m x 3.20m)

Conservatory

15'1 x 11'6 (4.60m x 3.51m)

Kitchen

14'10 x 13'8 (4.52m x 4.17m)

First Floor

Landing

7'3 x 5'1 (2.21m x 1.55m)

Bedroom One

14'11 x 10'4 (4.55m x 3.15m)

Bedroom Two

10'3 x 9'4 (3.12m x 2.84m)

Shower Room

7'3 x 4'10 (2.21m x 1.47m)

External

Ample garden space, block paved drive and access to garage.



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