



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(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	

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## Pickering Fold, Blackburn, BB1 2LH

### £245,000

AN EXCEPTIONAL FAMILY HOME

Situated on an impressive plot and having been presented and updated to the highest standard throughout, this enviable three bedroom detached property is being proudly welcomed to the market in the sought after location of Blackburn. With a fantastic detached garage, three generously sized bedrooms and stylish interior, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Preston, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, WC and houses a staircase to the first floor. The reception room and kitchen both lead on to a dining room. The first floor comprises of doors on to three generously sized bedrooms and a modern shower room. All three bedrooms benefit from fitted wardrobes. Externally there is an enclosed wrap around garden with laid to lawn, paving and bedding areas, as well as access on to a detached garage. To the front there is a laid to lawn garden with off road parking.

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

# Pickering Fold, Blackburn, BB1 2LH

£245,000



- Detached Property
- Three Piece Shower Room
- Off Road Parking And Garage
- EPC Rating: D
- Two Reception Room
- Modern Fitted Kitchen With Appliances
- Tenure: Leasehold
- Three Bedrooms
- Enclosed Spacious Rear Garden
- Council Tax: D

## Ground Floor

### Hall

18'8 x 6'5 (5.69m x 1.96m)

UPVC double glazed frosted entrance door, central heating radiator, spotlights, under stairs storage, stairs to first floor and doors to reception room one, kitchen and WC.

### WC

4'2 x 3'3 (1.27m x 0.99m)

UPVC double glazed frosted window, spotlights, dual flush WC with integrated wash basin with waterfall mixer tap, extractor fan, tiled elevation and wood effect laminate flooring.

### Reception Room One

18'8 x 12'6 (5.69m x 3.81m)

UPVC double glazed window, central heating radiator, coving, TV point, single glazed frosted double doors to reception room two.

### Reception Room Two

11'10 x 9'5 (3.61m x 2.87m)

Central heating radiator, door to kitchen and UPVC double glazed French doors to rear.

### Kitchen

11'10 x 6'9 (3.61m x 2.06m)

UPVC double glazed window, central heating radiator, range of grey gloss wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and high spout mixer tap, integrated electric double oven, five burner gas hob, extractor hood, integrated fridge freezer, plumbing for washing machine, under unit sensor lighting, integrated boiler, wood effect lino flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

12'5 x 2'7 (3.78m x 0.79m)

UPVC double glazed window, loft access and doors to three bedrooms and shower room.

### Bedroom One

13'4 x 11'1 (4.06m x 3.38m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Two

9'5 x 9'3 (2.87m x 2.82m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three

9'6 x 9'3 (2.90m x 2.82m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

## Shower Room

10'6 x 7'10 (3.20m x 2.39m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower with rinse head, extractor fan, PVC panel elevation and wood effect laminate flooring.

## External

### Front

Laid to lawn and imprinted concrete drive for off road parking.

### Rear

Wrap around laid to lawn garden with paving, bedding areas and imprinted concrete drive leading to garage.

## Garage

15'6 x 12'6 (4.72m x 3.81m)

Electric roller shutter garage door, UPVC double glazed window, power, lighting and UPVC door to rear.

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