

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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.

Cherry Lea, Blackburn, BB2 4ST

£180,000

THREE BEDROOM SEMI DETACHED PROPERTY IN A SOUGHT AFTER LOCATION

Welcome to this charming three-bedroom semi-detached house located in the desirable area of Cherry Lea, Blackburn. This property offers a wonderful opportunity for families or individuals seeking a comfortable and inviting home.

As you enter, you will be greeted by an open-plan living and dining area that creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The separate fitted kitchen is well-equipped, providing ample space for culinary pursuits. A bright conservatory extends from the living area, offering a delightful view of the lovely rear garden, where you can enjoy outdoor activities or simply unwind in a tranquil setting.

The property boasts three spacious bedrooms, each providing a comfortable retreat for rest and relaxation. The family bathroom is conveniently located, along with a downstairs WC, ensuring practicality for everyday living.

Additionally, the house features a driveway for off-road parking, a valuable asset in this area. With no onward chain, this property is ready for you to move in and make it your own.

Cherry Lea, Blackburn, BB2 4ST

£180,000



- Three Bedroom Semi Detached Home With No Chain Delay
- Bright conservatory view
- Family bathroom, downstairs WC
- Council Tax Band B
- Open plan living/dining
- Lovely rear garden
- EPC Rating C
- Separate fitted kitchen
- Driveway For Off Road Parking
- Tenure Freehold

Ground Floor

Porch

4'8 x 3'4 (1.42m x 1.02m)

Reception Room

22'3 x 12'11 (6.78m x 3.94m)

Kitchen

9'5 x 7 (2.87m x 2.13m)

Conservatory

14'10 x 2'9 (4.52m x 0.84m)

W/C

4'8 x 4 (1.42m x 1.22m)

First Floor

Landing

7'7 x 6'5 (2.31m x 1.96m)

Bedroom One

11'7 x 9'4 (3.53m x 2.84m)

Bedroom Two

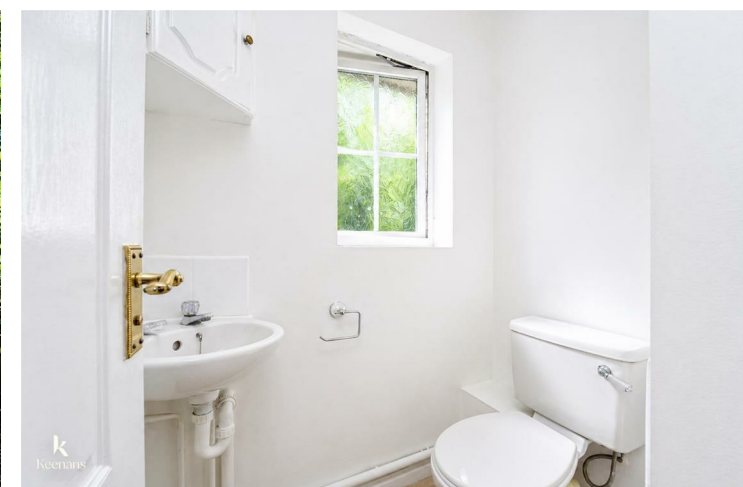
10'5 x 9'3 (3.18m x 2.82m)

Bedroom Three

7'3 x 6'6 (2.21m x 1.98m)

Bathroom

6'5 x 5'8 (1.96m x 1.73m)



Tel: 01254916276

www.keenans-estateagents.co.uk