

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

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Leamington Road, Blackburn, BB2 6ER

£275,000

FULLY RENNOVATED FIVE BEDROOM FAMILY HOME IN A SOUGHT AFTER LOCATION

Located on Leamington Road in Blackburn, this fully renovated mid-terrace house presents an exceptional opportunity for families seeking a spacious and contemporary home. Boasting five generously sized double bedrooms, this property is designed to accommodate the needs of modern living.

As you enter, you are welcomed by two large reception rooms, perfect for entertaining guests or enjoying family time. The modern kitchen is equipped with fitted appliances, making meal preparation a delight. The property also features a convenient wet room on the ground floor, ideal for guests or busy family life.

On the first floor, you will find a stunning family bathroom that combines style and functionality, ensuring a relaxing space for all. The second floor hosts a well-appointed shower room, adding to the convenience of this impressive home.

Outside, the property offers a rear yard, providing a private outdoor space for relaxation or play. Additionally, the driveway accommodates multiple cars, a rare find in urban settings, ensuring that parking is never a concern.

This remarkable home on Leamington Road is not just a property; it is a lifestyle choice, offering comfort, space, and modern amenities in a desirable location. Whether you are looking to settle down or invest, this house is a must-see.

Leamington Road, Blackburn, BB2 6ER
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- Mid Terraced Property
 - Three Bathrooms
 - Off Road Parking
 - EPC Rating: TBC
- Five Bedrooms
 - Contemporary Fitted Kitchen With Appliances
 - Tenure: Freehold
- Two Reception Rooms
 - Enclosed Yard
 - Council Tax Band: A

Ground Floor

Vestibule

3'4 x 4'11 (1.02m x 1.50m)

Composite double glazed entrance door, coving, part tiled elevation and door to hall.

Hall

10'6 x 3'5 (3.20m x 1.04m)

Central heating radiator, smoke alarm, coving, tiled floor, stairs to first floor and door to two reception rooms.,

Reception Room One

13'2 x 10'7 (4.01m x 3.23m)

UPVC double glazed bay window, upright central heating radiator, coving and spotlights.

Reception Room Two

19'11 x 14'5 (6.07m x 4.39m)

UPVC double glazed window, upright central heating radiator, coving, under stairs storage, wall mounted electric fire and door to kitchen.

Kitchen

19'8 x 9'4 (5.99m x 2.84m)

UPVC double glazed window, spotlights, gloss wall and base units, granite effect worktops, two integrated Lamona ovens in high rise units, five burner gas hob, extractor hood, one and half bowl stainless steel sink with draining board and mixer tap, integrated fridge freezer, integrated dishwasher, plinth lighting, PVC panel ceiling, tiled floor, door to wet room and UPVC double glazed frosted door to rear

Wet Room

9'3 x 3'9 (2.82m x 1.14m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower and rinse head, extractor fan, PVC clad ceiling, tiled elevation and tiled floor.

First Floor

Landing

10'4 x 8'5 (3.15m x 2.57m)

Central heating radiator, coving, smoke alarm, stairs to second floor and doors to three bedroom and bathroom.

Bedroom One

12'8 x 10'1 (3.86m x 3.07m)

UPVC double glazed window, central heating radiator, coving and storage.

Bedroom Two

10'11 x 6'10 (3.33m x 2.08m)

UPVC double glazed window, central heating radiator, coving and storage.

Bedroom Three

10'11 x 6'10 (3.33m x 2.08m)

UPVC double glazed window, central heating radiator, coving and storage.

Bathroom

8'2 x 6'10 (2.49m x 2.08m)

Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with waterfall mixer tap and rinse head, PVC clad ceiling, tiled elevation and wood effect lino flooring.

Second Floor

Landing

10'3 x 5'7 (3.12m x 1.70m)

Velux window, storage and doors to two bedrooms and shower room.

Bedroom Four

13'9 x 6'8 (4.19m x 2.03m)

UPVC double glazed window, central heating radiator, coving and storage.

Bedroom Five

13'9 x 6'8 (4.19m x 2.03m)

UPVC double glazed window, central heating radiator and coving.

Shower Room

6'3 x 4'5 (1.91m x 1.35m)

Velux window, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse had in enclosure, storage, PVC panel ceiling, tiled elevation and wood effect lino flooring.

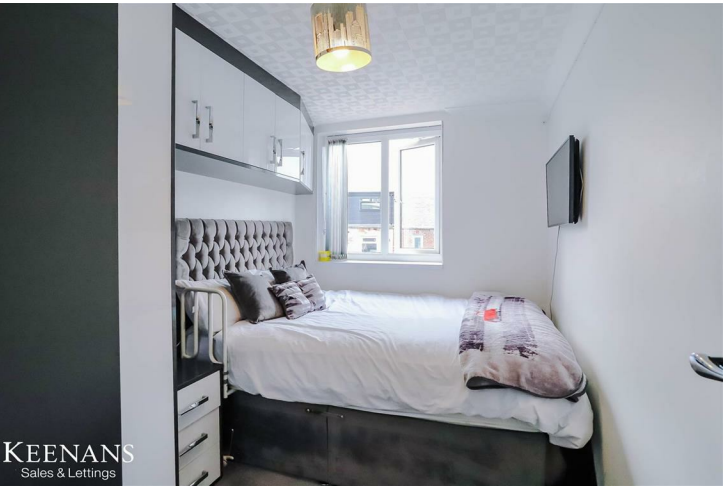
External

Front

Paved drive.

Rear

Enclosed yard.



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