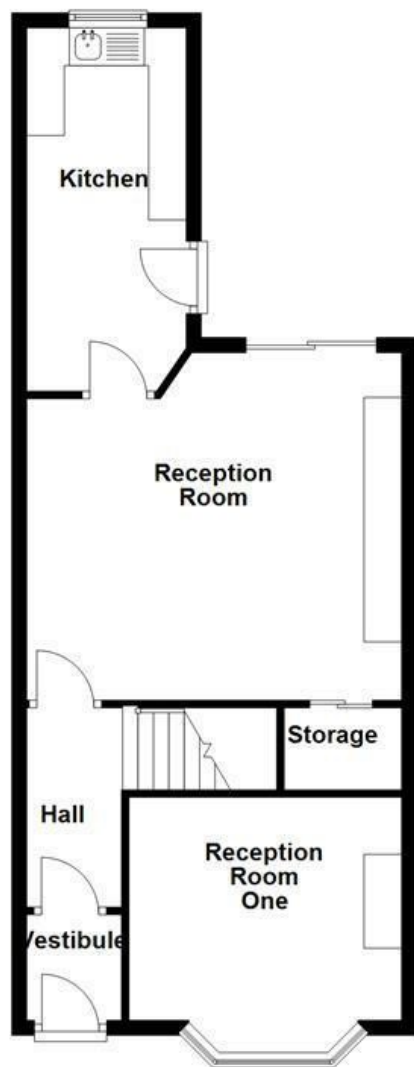


Ground Floor



First Floor



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		
	56	71
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.

Livesey Branch Road, Blackburn, BB2 4QL

£850

SPACIOUS THREE BEDROOM FAMILY HOME

Situated on Livesey Branch Road in Blackburn, this terraced house is being welcomed to the rental market. It presents an excellent opportunity for families seeking a comfortable and convenient home. The location offers convenient access to Blackburn, making it easy to enjoy the amenities and services the town has to offer, from shopping to schools and parks.

The house features briefly two spacious reception rooms, good size kitchen, three well-proportioned bedrooms, a family bathroom and gardens to front and rear

Some images have been digitally staged using AI, to illustrate the potential layout and appearance of the property.

Please contact our Lettings team for more information or to book a viewing. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Livesey Branch Road, Blackburn, BB2 4QL
£850

 3  1  2  D

- Easy Access To Major Commuter Routes
 - On Street Parking
 - Abundance Of Living Space
 - Recent Refurbishment
- Council Tax Band A
 - Three Well Proportioned Bedrooms
 - Ideal Family Home
- EPC Rating D
 - Viewing Essential
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC door to vestibule.

Vestibule

4'7 x 3'6 (1.40m x 1.07m)

Meter cupboard, patterned tile flooring and UPVC double glazed door to hall.

Hall

8'8 x 3'7 (2.64m x 1.09m)

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

Reception Room One

11'11 x 9'9 (3.63m x 2.97m)

UPVC double glazed bay window, central heating radiator, coving, two feature wall lights, electric fire with surround and meter cupboard.

Reception Room Two

15'11 x 15'2 (4.85m x 4.62m)

Central heating radiator, dado rail, feature exposed stone fireplace surround and media wall, doors to under stairs storage, kitchen and UPVC double glazed sliding doors to rear.

Kitchen

15'9 x 7'12 (4.80m x 2.13m)

UPVC double glazed window, central heating radiator, coving, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for freestanding oven, tiled splash back, extractor hood, access to boiler, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

11'2 x 5'7 (3.40m x 1.70m)

Central heating radiator, loft access, smoke alarm, coving, doors to three bedrooms and bathroom.

Bedroom One

15'10 x 9'11 (4.83m x 3.02m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

11' x 8'7 (3.35m x 2.62m)

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

Bedroom Three

10'11 x 7' (3.33m x 2.13m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

7'3 x 5'8 (2.21m x 1.73m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, partial PVC panel elevation, coving, PVC to ceiling, doors to storage, integrated storage and tiled floor.

External

Front

Enclosed paved courtyard with bedding areas.

Rear

Elevated gravel chipped area, bedding areas, timber shed and gate to shared access road.



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