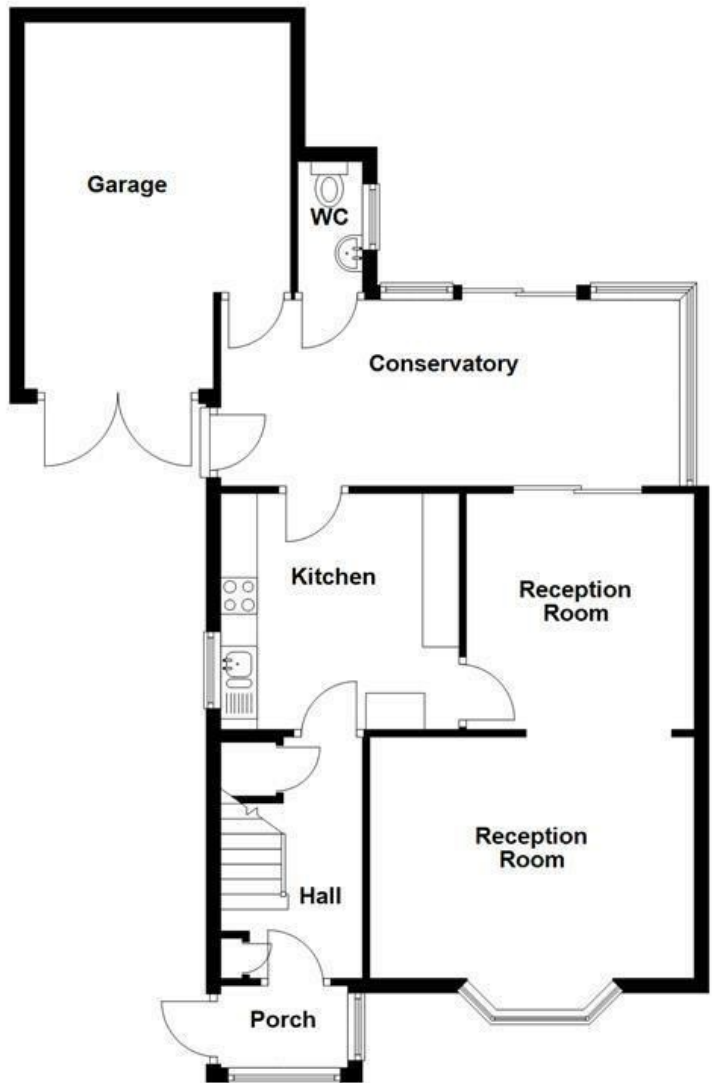
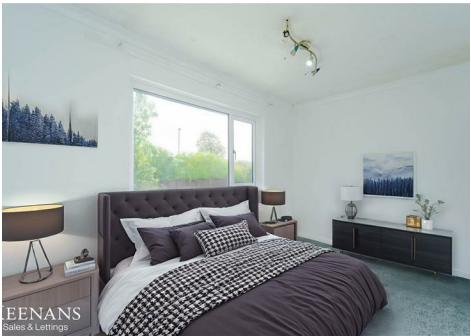


Ground Floor



First Floor



## Tintern Crescent, Blackburn, BB1 5RY

### £850

#### A SPACIOUS FAMILY HOME

Welcome to this charming semi-detached house located on Tintern Crescent in Blackburn. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking extra space.

As you enter, you will find two inviting reception rooms that create a warm and welcoming atmosphere. The open-plan design allows for a seamless flow between the living areas, perfect for entertaining guests or enjoying family time. which is perfect for outdoor activities or simply enjoying the fresh air.

The spacious kitchen is well-equipped and offers ample storage, making it a joy to prepare meals. Additionally, the property features a convenient downstairs WC, enhancing the practicality of the home.

Upstairs, you will discover good-sized bedrooms that provide comfort and tranquility, along with a modern shower room that caters to your daily needs.

This property also includes a garage, providing secure parking and extra storage space. Newly available on the rental market, this semi-detached house is a fantastic opportunity for those looking to settle in a friendly neighbourhood.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# Tintern Crescent, Blackburn, BB1 5RY

## £850

 3  1  2  D

- Semi Detached Property
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: A

### Ground Floor

#### Porch

5'9 x 3'8 (1.75m x 1.12m)

UPVC double glazed frosted entrance door, two UPVC double glazed frosted windows, tiled floor and UPVC double glazed frosted door to hall.

#### Hall

10'9 x 6'5 (3.28m x 1.96m)

Central heating radiator, smoke alarm, ceiling rose, storage cupboard, under stairs storage, wood effect flooring, stairs to first floor and doors to reception room one and kitchen.

#### Reception Room One

14'8 x 10'11 (4.47m x 3.33m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, gas fire, marble hearth and open access to reception room two.

#### Reception Room Two

10'8 x 10'3 (3.25m x 3.12m)

Central heating radiator, coving, ceiling rose, door to kitchen and UPVC double glazed sliding doors to rear.

#### Kitchen

10'5 x 10'4 (3.18m x 3.15m)

UPVC double glazed window, hardwood wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric oven in high rise unit, four ring electric hob, plumbing for washing machine, space for fridge freezer, part tiled elevation, wood effect floor and hardwood door to conservatory.

#### Shed

16'6 x 12'1 (5.03m x 3.68m)

Double doors, power and lighting.

### First Floor

#### Landing

7'9 x 7' (2.36m x 2.13m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, loft access, smoke alarm, doors to three bedrooms and sliding door to shower room.

#### Bedroom One

11'10 x 10'5 (3.61m x 3.18m)

UPVC double glazed window, ceiling rose and storage.

#### Bedroom Two

14'3 x 8'4 (4.34m x 2.54m)

UPVC double glazed window, coving and storage.

#### Bedroom Three

7'11 x 7'5 (2.41m x 2.26m)

UPVC double glazed window, central heating radiator and storage.

### Shower Room

6'10 x 5'5 (2.08m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, electric feed shower in double enclosure, PVC clad ceiling, tile elevation and tile effect flooring.

### External

#### Front

Bedding areas and block paved drive leading to garage.

#### Rear

Enclosed laid to lawn garden, bedding areas and paving.



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