

Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Whalley New Road, Blackburn, BB1 9BE

£695 Per Month

TWO BEDROOM END TERRACED HOUSE WITH PARKING

Keenans Lettings are delighted to offer this end terraced house to the rental market. This well presented property is located in Blackburn, within close proximity to the shops, public transport and leisure facilities.

The property briefly comprises to the ground floor: entrance vestibule, lounge, dining kitchen, utility room and guest cloakroom. To the first floor there are two bedrooms and the family bathroom. Externally, to the side there is access to the rear of the property with parking and access gate to the rear yard.

Viewing is highly recommended, for further information or to book a viewing please contact our Lettings team.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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**2**

**1**

**1**

**E**

- End Terraced House
 - Guest Cloakroom
 - Close Proximity To Local Amenities
 - EPC Rating E
- Two Bedrooms
 - Rear Yard and Parking
 - Excellent Transport Links
- Utility Room
 - Spacious Property
 - Council Tax Band A

GROUND FLOOR

Entrance

UPVC front entrance door with double glazed panels

Entrance Vestibule

2'7 x 2'7 (0.79m x 0.79m)

Wood effect laminate flooring and a further door to the lounge.

Reception Room

14'11 x 13'9 (4.55m x 4.19m)

UPVC double glazed window, electric flame effect fire in a feature surround, central heating radiator, a cupboard housing the electric and gas meters, access to the cupboard under the stairs and a door to the dining kitchen.

Kitchen

10'0 x 9'0 (3.05m x 2.74m)

Double glazed wood framed window and door into the utility room, central heating radiator, a range of white wall, base and drawer units with complementary laminate roll edge work surfaces incorporating a breakfast bar area, tiled splash backs, inset stainless steel sink, drainer and mixer tap, integrated electric oven, hob and extractor canopy over, space for a fridge / freezer, laminate flooring and stairs leading to the first floor.

Utility Room

10'4 x 5'5 (3.15m x 1.65m)

UPVC double glazed windows and door to the yard and side access, space and plumbing for a washing machine and stone flooring.

Guest Cloakroom

5'0 x 2'8 (1.52m x 0.81m)

Laminate flooring and a Victorian style WC.

FIRST FLOOR

Landing

7'7 x 2'3 (2.31m x 0.69m)

Doors to two bedrooms and bathroom.

Bedroom One

13'2 x 12'7 (4.01m x 3.84m)

UPVC double glazed window to the front elevation, central heating radiator and a built-in storage cupboard housing the combination boiler.

Bedroom Two

11'0 x 5'6 (3.35m x 1.68m)

UPVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

7'6 x 7'4 (2.29m x 2.24m)

UPVC double glazed frosted window to the rear elevation, central heating radiator, white three piece suite comprising bath with side and end panels, shower screen and a direct feed shower over, pedestal wash basin, close couple WC, part tiled elevations, extractor fan, laminate effect vinyl floor covering.

EXTERNAL

Front

Gated access to rear.

Rear

The property benefits from a rear enclosed yard and also parking to the rear.

Agents Notes

Council Tax Band A

