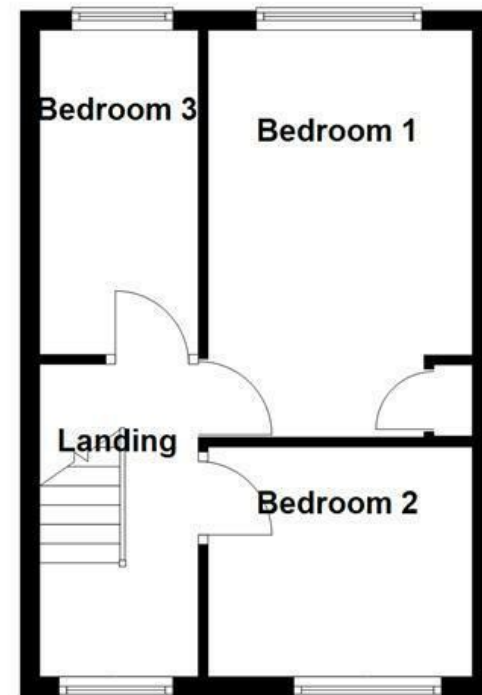


Ground Floor



First Floor



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		
(1-20) G		
Not energy efficient - higher running costs		
	67	
EU Directive 2002/91/EC		
England & Wales		

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.

Ouseburn Road, Blackburn, BB2 4NL

£895

3 BEDROOM SEMI DETACHED IN BLACKBURN

Situated on Ouseburn Road in Blackburn, this delightful semi-detached house is being welcomed to the rental market, it offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious reception room welcomes you with an abundance of natural light, creating a warm and inviting atmosphere for both relaxation and entertaining.

The property has had new flooring throughout and freshly painted. The kitchen, thoughtfully designed, leads seamlessly into a beautifully lit conservatory, providing an excellent space for dining or simply enjoying the views of the generous rear garden. This outdoor area is a true gem.

Additionally, the property benefits from off-road parking, ensuring convenience for you and your guests. With its ideal location and charming features, this semi-detached house on Ouseburn Road is a fantastic opportunity for anyone looking to rent and settle in Blackburn.

To book a viewing or for more information please contact our Lettings team.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Ouseburn Road, Blackburn, BB2 4NL

£895

 3  1  1  D

- Three Bedrooms
 - Off Road Parking
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Viewing essential
 - Ample Rear Garden Space
- EPC Rating D
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities

Ground Floor

Entrance Porch

7'4 x 7'3 (2.24m x 2.21m)
UPVC double glazed sliding door, UPVC double glazed windows, door to under stairs storage and door to reception room.

Reception Room

13'10 x 11'10 (4.22m x 3.61m)
UPVC double glazed bay window, central heating radiator, smoke alarm, doors to kitchen, stairs to first floor and bathroom.

Kitchen

9'10 x 8'4 (3.00m x 2.54m)
UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, space for fridge freezer, plumbed for washing machine, tiled effect flooring and door to conservatory.

Conservatory

15'5 x 5'5 (4.70m x 1.65m)
UPVC double glazed windows, UPVC double glazed frosted windows, central heating radiator, tiled effect flooring and door to rear.

Bathroom

8'5 x 4'8 (2.57m x 1.42m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, panel bath with mixer tap, overhead, electric feed shower, pedestal wash basin with mixer tap, part tiled elevation and tiled effect flooring.

First Floor

Landing

10'8 x 5'9 (3.25m x 1.75m)
UPVC double glazed frosted window, loft access and doors to three bedrooms.

Bedroom One

13'10 x 8'5 (4.22m x 2.57m)
UPVC double glazed window, central heating radiator and boiler cupboard.

Bedroom Two

9' x 7'10 (2.74m x 2.39m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9' x 7'10 (2.74m x 2.39m)
UPVC double glazed window and central heating radiator.

External

Front

Paved driveway.

Rear

Enclosed laid to lawn garden with bedding areas.

Agents Notes

Council Tax band B and EPC rating D.



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