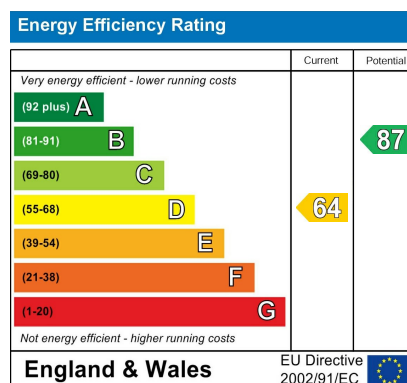


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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.



Beatrice Place, Blackburn, BB2 3UD

£850

AN ENVIABLE, FULLY UPDATED TOWNHOUSE

Having been presented and maintained beautifully throughout and having undergone a fully transformation, this enviable three bedroom townhouse property is being proudly welcomed to the market in the highly regarded location of Blackburn. With two living areas, neutral decoration and modern fixtures and fittings, this fantastic property is the perfect family home to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Preston and Bolton.

The property comprises briefly; a welcoming entrance porch provides access through to a reception room which guides you on to a second reception room and contemporary fitted kitchen. The reception room and kitchen lead on to a hallway which guides you up to the first floor. The first floor comprises of doors on to three bedrooms and a family bathroom. Externally there is an enclosed garden to the rear and to the front.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Beatrice Place, Blackburn, BB2 3UD

£850

 3  1  2  D

- Tenure Freehold
 - On Street Parking
 - Fitted Kitchen
 - Close Proximity To Amenities
- Council Tax Band A
 - Three Bedroom Townhouse Property
 - Ideal For Small Family
- EPC Rating D
 - Family Bathroom
 - Easy Access To Major Network Links

Ground Floor

Entrance

Via a UPVC double glazed front door to porch.

Porch

3'9 x 3'5 (1.14m x 1.04m)

Wood effect floor and open to dining area.

Dining Area

10'8 x 8'6 (3.25m x 2.59m)

UPVC double glazed window, central heating radiator, wood effect floor, doors to reception room and kitchen.

Reception Room

12'8 x 12'6 (3.86m x 3.81m)

UPVC double glazed window, central heating radiator, electric fire, wood effect floor and door to hall.

Hall

12'8 x 8'9 (3.86m x 2.67m)

UPVC double glazed frosted window, central heating radiator, wood effect floor, doors to kitchen, WC, store cupboard, stairs to first floor, UPVC double glazed frosted door to rear.

Kitchen

10'4 x 8'6 (3.15m x 2.59m)

UPVC double glazed window, central heating radiator, range of white wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, space for fridge freezer and wood effect floor.

WC

4'10 x 3'4 (1.47m x 1.02m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, wall mounted wash basin with mixer tap and wood effect floor.

First Floor

Landing

14'9 x 2'9 (4.50m x 0.84m)

Loft access, doors to three bedrooms and bathroom.

Bedroom One

12'6 x 11'7 (3.81m x 3.53m)

Two UPVC double glazed windows and central hearing radiator.

Bedroom Two

12'6 x 9'10 (3.81m x 3.00m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'10 x 8'9 (2.69m x 2.67m)

UPVC double glazed window and central heating radiator.

Bathroom

7'6 x 5'7 (2.29m x 1.70m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite, panel bath with mixer tap, pedestal bowl with mixer tap, part tiled elevation, over stairs storage and wood effect floor.



Tel: 01282507250

www.keenans-estateagents.co.uk