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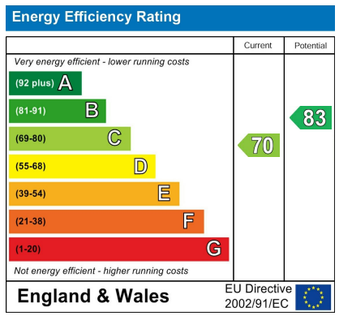

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21 Manchester Road, Burnley, Lancashire, BB11 1HG
Tel: 01282507250 | Email: enquiries@keenanslettings.co.uk
www.keenans-estateagents.co.uk

Hillcrest Road, Blackburn, BB2 5LF

£875 Per Month

AN OUTSTANDING 3 BEDROOM HOME

Having been presented and maintained to the highest standard throughout with neutral decoration and modern fixtures and fittings, this exceptional three bedroom mid terraced property is being proudly welcomed to the rental market in the desirable location of Cherry Tree Blackburn. With three generously sized bedrooms, open plan kitchen and living areas and being neutrally decorated throughout, this property is the perfect home for any family or professional couple truly not to be missed! Situated conveniently close to Witton Country Park, bus routes, local schools and amenities, as well as network links to Preston, Darwen and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads openly on to a kitchen. The first floor comprises of doors on to three bedrooms and a modern three piece shower room. Externally there is an enclosed yard to the rear with access to an outbuilding and paved garden to the front.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

Hillcrest Road, Blackburn, BB2 5LF

£875 Per Month

3 1 2 C

- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating C
- Three Bedrooms
- Spacious Interiors
- Two Reception Rooms
- Modern Three Piece Shower Room
- Enclosed Yard to Rear
- Council Tax Band B

Ground Floor

Entrance Vestibule

3'9 x 3'2 (1.14m x 0.97m)

UPVC double glazed frosted front door, coving, wood panel elevations, meter cupboard and hardwood single glazed frosted door to hall.

Hall

10'8 x 3'2 (3.25m x 0.97m)

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

Reception Room One

13'3 x 11'2 (4.04m x 3.40m)

UPVC double glazed bay window, central heating radiator, coving, television point and gas fire with granite effect hearth and surround.

Reception Room Two

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

UPVC double glazed window, central heating radiator, coving, ceiling rose, gas fire with stone hearth and surround, television point, understairs storage and open to kitchen.

Kitchen

11'10 x 7'10 (3.61m x 2.39m)

UPVC double glazed window, central heating radiator, range of panelled wood effect wall and base units with granite effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, space for fridge freezer, plumbing for washing machine, space for dryer, Worcester boiler, tiled effect lino flooring and UPVC door to rear.

First Floor

Landing

10'6 x 5'1 (3.20m x 1.55m)

Smoke detector, doors to three bedrooms and shower room.

Bedroom One

15'2 x 11'3 (4.62m x 3.43m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

10'9 x 7'9 (3.28m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'9 x 6'11 (3.28m x 2.11m)

UPVC double glazed window, central heating radiator and loft access.

Shower Room

6'7 x 5'0 (2.01m x 1.52m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed corner shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

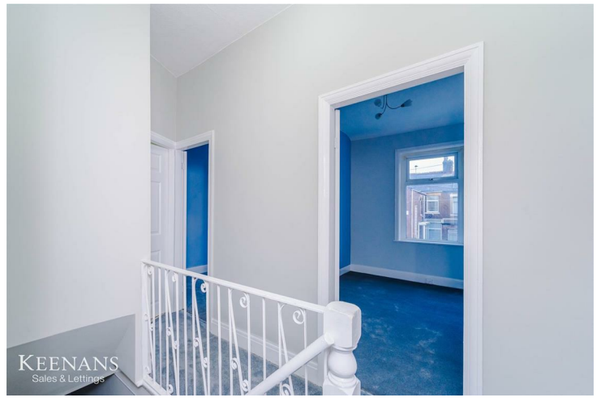
External

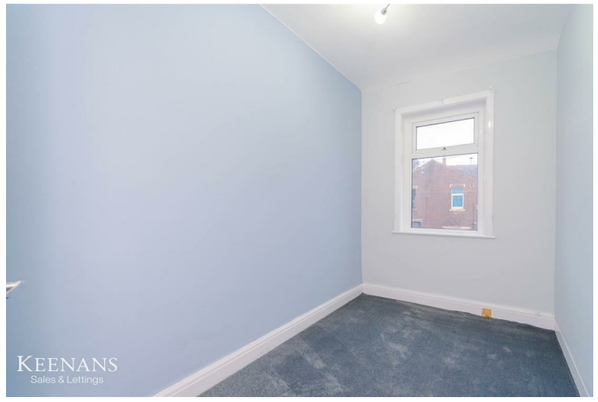
Rear

Enclosed yard with outbuilding.

Front

Paved forecourt.





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