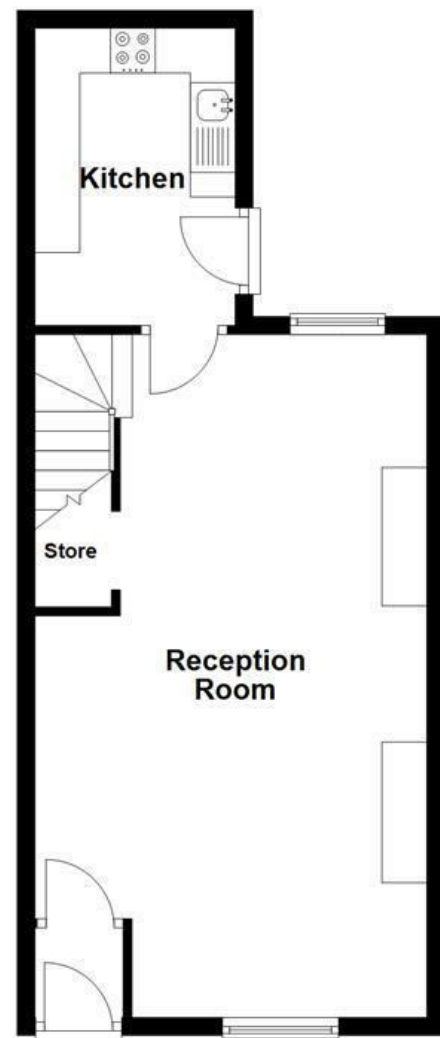



Ground Floor



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		65	
(39-54) E			
(21-38) F			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Livesey Branch Road, Blackburn, BB2 4LU

£750

IMMACULATE MID TERRACE HOME IN BLACKBURN

Situated on Livesey Branch Road in Blackburn, this charming house is being welcomed to the rental market. It offers a delightful blend of comfort and practicality. Upon entering, you are welcomed into a spacious reception room that serves as an inviting living area, with ample space to also accommodate a dining area for family meals or entertaining guests.

The property features two well-proportioned bedrooms, including a generous double bedroom that provides a peaceful retreat at the end of the day. The second bedroom is versatile and can be used as a guest room, a study, or a child's room, depending on your needs.

The kitchen is functional and well-equipped, making it a perfect space for culinary enthusiasts to whip up delicious meals. Additionally, the house boasts a well-appointed bathroom, ensuring convenience and comfort for all residents.

This property is ideal for those seeking a cosy home in a friendly neighbourhood, with easy access to local amenities and transport links.

To book a viewing or for more information please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Livesey Branch Road, Blackburn, BB2 4LU

£750

 2  1  1  D

- Spacious Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- Excellent Transport Links
- Two Bedrooms
- Close Proximity to Local Amenities
- Council Tax Band A
- Three Piece Bathroom Suite
- Enclosed Rear Yard
- EPC Rating D

Ground Floor

Entrance Vestibule

3'3 x 2'11 (0.99m x 0.89m)

Reception Room

25'0 x 14'4 (7.62m x 4.37m)

Kitchen

10'11 x 7'4 (3.33m x 2.24m)

First Floor

Landing

7'3 x 6'2 (2.21m x 1.88m)

Bedroom One

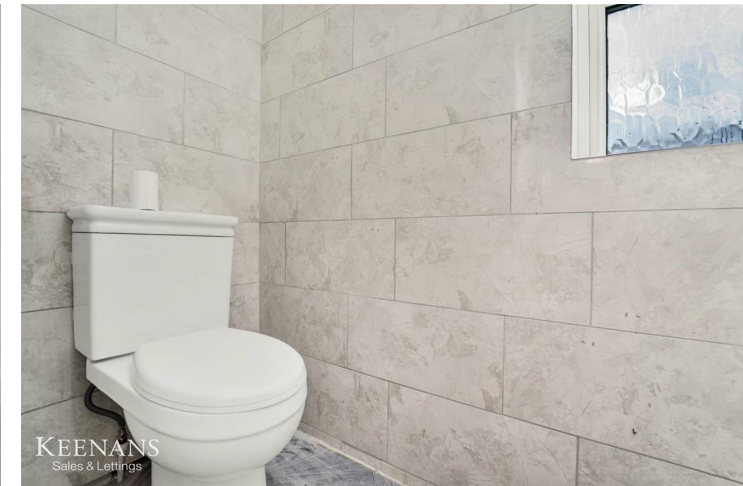
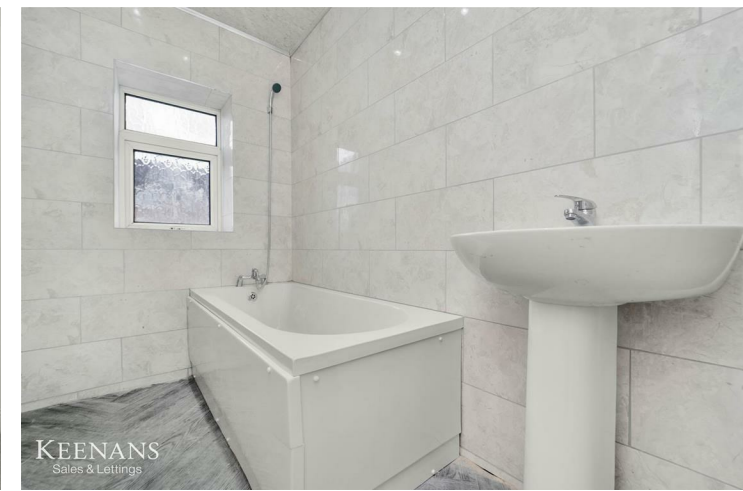
14'7 x 14'7 (4.45m x 4.45m)

Bedroom Two

10'3 x 6'3 (3.12m x 1.91m)

Bathroom

7'6 x 4'3 (2.29m x 1.30m)



Tel: 01282507250

www.keenans-estateagents.co.uk