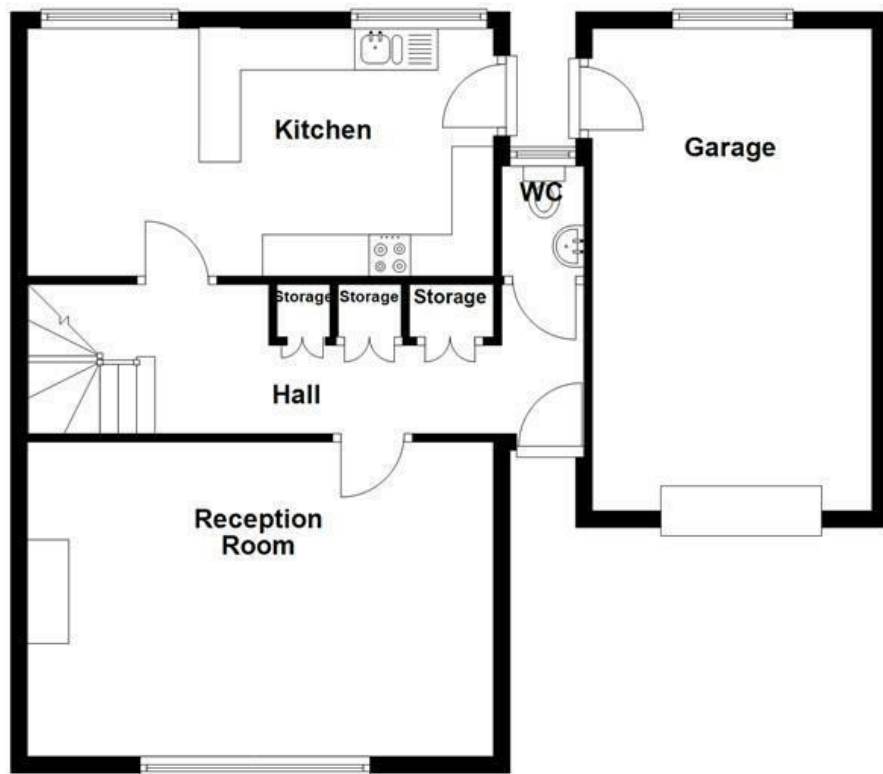
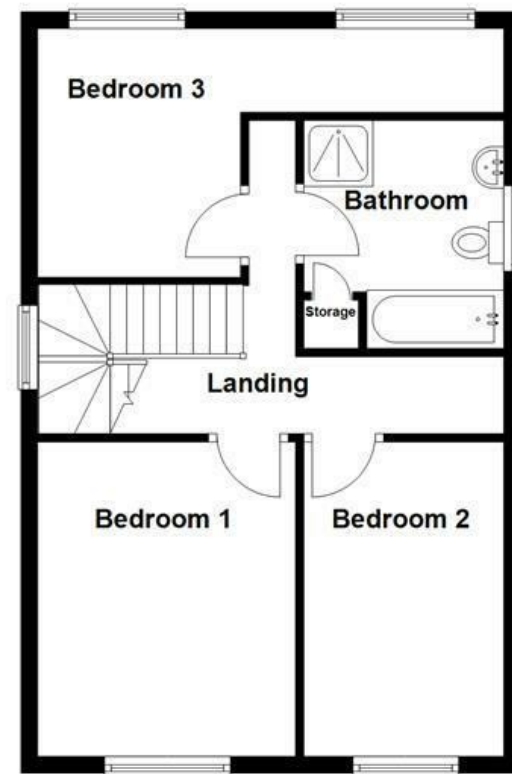


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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.



## Livingstone Road, Blackburn, BB2 6NE

### £1,095

SPACIOUS THREE BEDROOM LINK DETACHED PROPERTY

Presenting Livingstone Road in Blackburn, in a sought-after area, this property offers both comfort and convenience. This delightful property is new to the rental market and presents an excellent opportunity for families or professionals seeking a spacious home.

As you enter, you are greeted by a generous reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The spacious lounge is designed with comfort in mind, allowing for ample natural light to fill the space. The country-style kitchen is a lovely feature of the home, offering a delightful area for cooking and dining, making it a perfect spot for family gatherings.

The property boasts three good-sized bedrooms, each providing a peaceful retreat for rest and relaxation. The well-appointed bathroom adds to the appeal, ensuring that all your needs are met in this lovely home.

Outside, you will find a rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The driveway accommodates multiple cars, providing convenience for residents and visitors alike.

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



# Livingstone Road, Blackburn, BB2 6NE

## £1,095

**3****1****1****E**

- Tenure Freehold
  - Off Road Parking With Driveway For Numerous Vehicles And Access To Garage
  - Viewing Essential
  - Easy Access To Major Network Links
- Council Tax Band D
  - Three Well Proportioned Bedrooms
  - Fitted Kitchen And Four Piece Bathroom Suite
- EPC Rating E
  - Ideal Family Home
  - Enviaible Garden Spaces

### Ground Floor

#### Entrance

UPVC double glazed frosted door to hall.

#### Hall

19'9 x 5'11 (6.02m x 1.80m)

Central heating radiator, storage, under stairs storage, stairs to first floor, doors to reception room, WC and kitchen, stone tiled floor.

#### Reception Room

18'5 x 13'5 (5.61m x 4.09m)

UPVC double glazed window, central heating radiator, dado rail, gas fire with decorative surround and stone tile floor.

#### WC

4'3 x 3'1 (1.30m x 0.94m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with mixer tap, part tiled elevation and tiled tiled floor.

#### Kitchen

18'4 x 9'9 (5.59m x 2.97m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, under unit lighting, granite effect surface, composite one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine and dishwasher, space for fridge freezer, part tiled elevation, wood clad to ceiling, stone tiled floor and hard wood frosted door to rear.

### First Floor

#### Landing

12'5 x 10'1 (3.78m x 3.07m)

UPVC double glazed window, central heating radiator, smoke alarm, doors to three bedrooms and bathroom.

#### Bedroom One

12'9 x 10'2 (3.89m x 3.10m)

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Two

12'9 x 7'11 (3.89m x 2.41m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

18'5 x 10' (5.61m x 3.05m)

Two UPVC double glazed windows, central heating radiator and loft access.

#### Bathroom

9'1 x 7'10 (2.77m x 2.39m)

UPVC double glazed frosted window, storage, central heating radiator, dual flush WC, pedestal wash basin, panel bath with mixer tap and rinse head, enclosed direct feed shower, tiled elevation, PVC to ceiling, spotlights and tiled effect flooring.

### External

### Rear

Enclosed paved garden with patio area, tiered bedding areas with mature shrubbery and trees.

### Front

Laid to lawn garden with trees and hedges, driveway for off road parking for numerous vehicles leading to a garage.

### Garage

19'1 x 11' (5.82m x 3.35m)

Garage door, UPVC double glazed window and hard wood door to rear.



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