

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Vardon Road, Blackburn, BB2 2TJ

£950

SPACIOUS FAMILY HOME TO LET

Nestled on Vardon Road in Blackburn, this charming semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting two generous reception rooms, this property offers ample space for relaxation and entertaining, making it perfect for family gatherings or quiet evenings in.

The house features three well-proportioned bedrooms, providing plenty of room for family members or guests. The single bathroom is conveniently located, ensuring ease of access for all. The layout of the home is designed to maximise space and functionality, catering to the needs of modern family life.

Set on a large plot, the property benefits from a spacious driveway, offering off-road parking for multiple vehicles. This is a significant advantage for families, providing convenience and security. The outdoor space is ideal for children to play or for hosting summer barbecues, making it a delightful setting for family activities.

Additionally, the location is highly desirable, with local amenities just a stone's throw away. Residents will find shops, schools, and parks within easy reach, enhancing the appeal of this family home.

In summary, this semi-detached house on Vardon Road is an ideal choice for families looking for a spacious and well-located property. With its generous living spaces, ample parking, and proximity to local conveniences, it promises a comfortable and enjoyable lifestyle. Do not miss the chance to make this lovely house your new home.

Vardon Road, Blackburn, BB2 2TJ

£950



- Semi Detached Property
- Fitted Kitchen
- Leasehold
- EPC Rating: C
- Two Reception Rooms
- Three Piece Shower Room
- Off Road Parking
- Three Bedrooms
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Porch

6'4 x 3'9 (1.93m x 1.14m)

UPVC double glazed entrance door, UPVC double glazed window and UPVC door to hall.

Hall

3'10 x 3'4 (1.17m x 1.02m)

Stairs to first floor and door to reception room one.

Reception Room One

12'1 x 12'1 (3.68m x 3.68m)

UPVC double glazed box window, central heating radiator, two feature wall lights, living flame gas fire, marble hearth and wood mantle and open access to reception room two.

Reception Room Two

15' x 7'6 (4.57m x 2.29m)

UPVC double glazed frosted window, central heating radiator, open access to kitchen and UPVC double glazed French doors to conservatory.

Conservatory

9'6 x 8'9 (2.90m x 2.67m)

UPVC double glazed windows, central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen

15'8 x 7'2 (4.78m x 2.18m)

Hardwood single glazed skylight, hardwood single glazed frosted window, hardwood wall and base units, laminate worktops, one and half bowl composite sink with draining board and mixer tap, space for freestanding cooker, extractor hood, tiled splash back, space for undercounter fridge and undercounter freezer, tiled floor and door to utility room.

Utility Room

7'2 x 4'7 (2.18m x 1.40m)

UPVC double glazed window, hardwood single glazed frosted window, plumbing for washing machine, vinyl flooring and UPVC double glazed door to rear.

First Floor

Landing

7'3 x 4'3 (2.21m x 1.30m)

Doors to three bedrooms and shower room.

Bedroom One

13'7 x 9'10 (4.14m x 3.00m)

UPVC double glazed window, central heating radiator, picture rail and fitted storage.

Bedroom Two

13'11 x 7'2 (4.24m x 2.18m)

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

Bedroom Three

10'3 x 8'6 (3.12m x 2.59m)

UPVC double glazed window, central heating radiator and storage cupboard.

Shower Room

6'4 x 5'8 (1.93m x 1.73m)

UPVC double glazed frosted window, central heated towel rail, low flush WC, pedestal wash basin with traditional taps, direct feed rainfall shower in enclosure, tiled elevation and vinyl flooring.

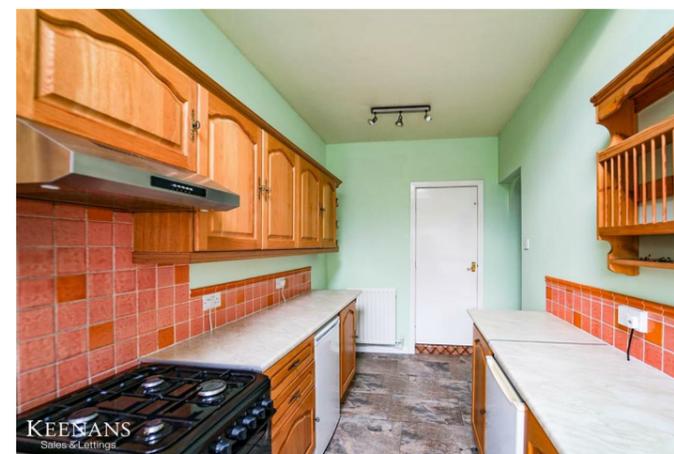
External

Front

Paving, bedding areas, mature shrub and tarmac drive.

Rear

Laid to lawn, paving, decking, stone chips and timber shed.



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