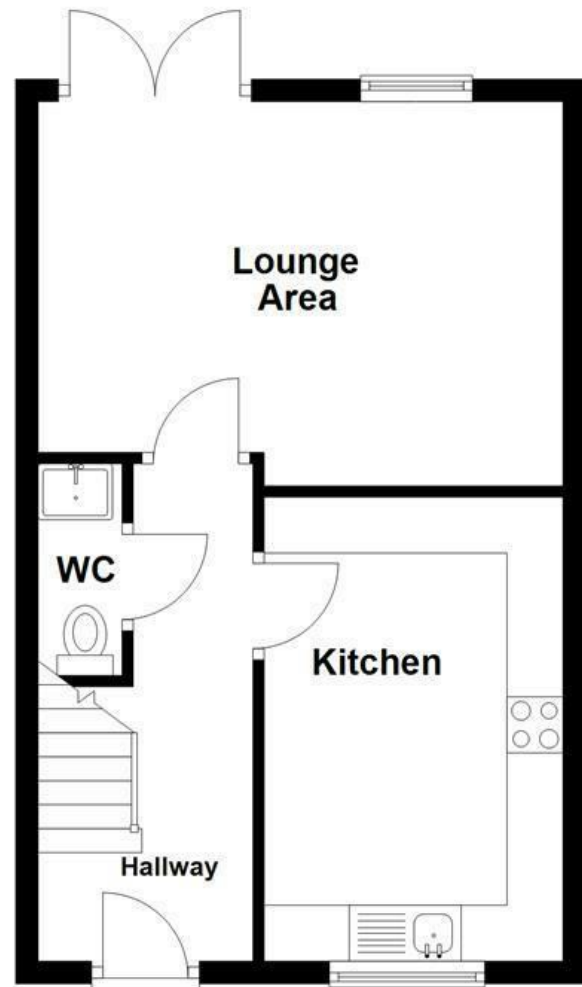
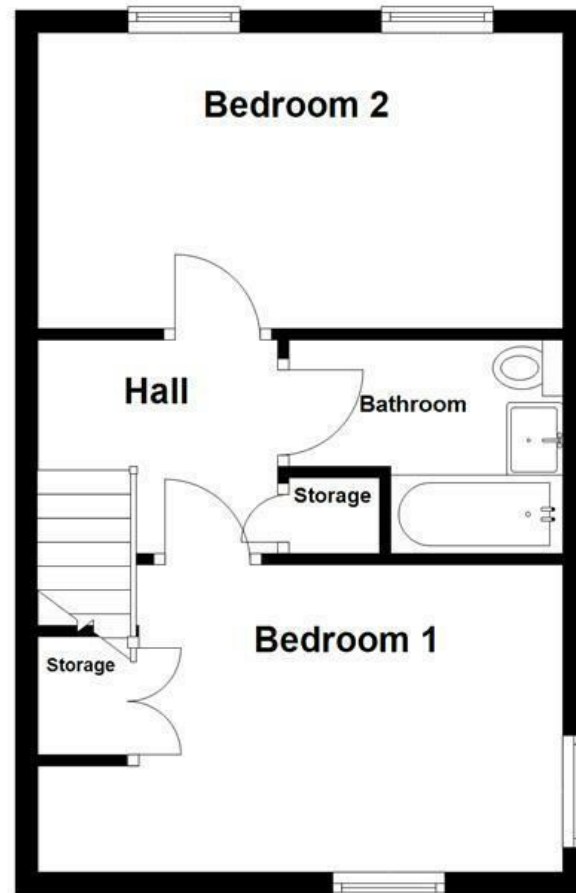



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(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	

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.

## Warwick Road, Blackburn, BB2 3RL

### £850 Per Month

TWO BEDROOM SEMI DETACHED HOME WITH OWN PARKING

Nestled on the charming Warwick Road in Blackburn, this delightful semi detached home offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The ground floor also features a functional kitchen, along with a convenient WC, ensuring practicality for everyday living.

Venture upstairs to discover two comfortable bedrooms, each designed to provide a restful haven. The family bathroom is thoughtfully positioned to serve both bedrooms, making it an ideal layout for family life or guests.

One of the standout features of this property is the large rear garden, which boasts natural grass and a lovely patio area. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting. Additionally, the property includes its own parking space, adding to the convenience of urban living.

This home on Warwick Road is not just a property; it is a lifestyle choice, offering a harmonious blend of indoor comfort and outdoor enjoyment. With its prime location and well-designed spaces, it presents an excellent opportunity for those looking to settle in Blackburn.

# Warwick Road, Blackburn, BB2 3RL

£850 Per Month

 2  null  null  C

- Two Bedroom Semi Detached Property
- Family Bathroom Suite
- Off Road Parking
- Spacious Reception Room
- Large Rear Garden With Patio Area
- EPC Rating - C
- Fitted Kitchen And Ground Floor WC
- Ideal Home For Small Family Or Couple
- Council Tax Band - B

## Ground Floor

### Entrance

Composite door to hall.

### Hall

6'4 x 14'2 (1.93m x 4.32m)

Doors to kitchen, reception room and WC, stairs to first floor.

### Kitchen

13'2 x 8'5 (4.01m x 2.57m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate surfaces, tiled splashbacks, one and a half sink with double draining board and mixer tap, gas hob, integrated double oven, stainless steel extractor hood, space for fridge freezer, plumbing for washing machine.

### WC

6'2 x 2'7 (1.88m x 0.79m)

Central heating radiator, two piece suite comprising of a dual flush WC and pedestal wash basin with traditional taps.

### Reception Room

15'1 x 11'3 (4.60m x 3.43m)

UPVC double glazed window, central heating radiator, UPVC French doors to garden.

## First Floor

### Landing

7'4 x 6'1 (2.24m x 1.85m)

Doors to two bedrooms and bathroom.

### Bedroom One

15'1 x 9 (4.60m x 2.74m)

UPVC double glazed window, central heating radiator, storage.

### Bedroom Two

15'1 x 8'10 (4.60m x 2.69m)

UPVC double glazed window, central heating radiator. Fitted mirrored Wardrobe.

### Bathroom

8'1 x 6'1 (2.46m x 1.85m)

Central heating radiator, three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps and a panelled bath with traditional taps and a direct feed shower. partial tiled elevations, PVC elevations.

## External

### Front

Driveway, laid to lawn garden, brick pathway.

### Rear

Laid to lawn garden with paved patio area.



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