Keenans



Total area: approx. 125.6 sq. metres (1351.4 sq. feet)









Petre Crescent, Blackburn, BB1 4RB

Offers Over £280,000

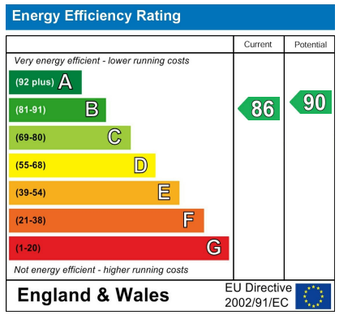
A TRULY ENVIOUS THREE BEDROOM SEMI-DETACHED PROPERTY ON THE EVER POPULAR PETRE CRESCENT IN RISHTON

Perfectly positioned on the charming Petre Crescent in Rishton, this exquisite semi-detached house presents an ideal opportunity for families seeking a comfortable and stylish home. Boasting three well-proportioned bedrooms, this property is designed to cater to the needs of modern family living.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The interiors have been finished to an incredible standard, ensuring that the home is truly turn-key ready. This means you can move in without the need for any immediate renovations or updates, allowing you to settle in and enjoy your new surroundings from day one.

One of the standout features of this property is the stunning outside space, which includes a delightful summerhouse pub in the back garden. This unique addition offers a perfect setting for outdoor gatherings, family barbecues, or simply unwinding in the fresh air. The garden itself is beautifully maintained, providing a serene escape from the hustle and bustle of daily life.

With its prime location and exceptional features, this three-bedroom semi-detached house is not just a property; it is a perfect family home that promises comfort, style, and a wonderful lifestyle. Do not miss the chance to make this remarkable residence your own.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Petre Crescent, Blackburn, BB1 4RB

Offers Over £280,000

3 2 2 B

- Council Tax Band - C
- Off Street Parking
- Ample Outside Space
- Great Access To Major Network Links
- EPC Rating - B
- Recently Renovated
- Three Well Proportioned Bedrooms
- Tenure - Freehold
- Stunning Fitted Kitchen And Four Piece Bathroom Suite
- Close Proximity To Local Amenities

Ground Floor

Entrance Vestibule

4'3x3'3 (1.30mx0.99m)

Composite front door, wood panelling, interior door to Hallway and Karndean flooring.

Hallway

9'5x6'1 (2.87mx1.85m)

UPVC Double glazed window, central heating radiator, smoke alarm, interior doors leading to - Reception Room, Kitchen and W/C, stairs leading to First Floor and Karndean flooring.

Reception Room

26'11x10'10 (8.20mx3.30m)

UPVC Double glazed window, two central heating radiators, media wall with recessed shelving and lighting, interior door leading to Kitchen and open access to Orangery.

Kitchen

16'11x9'1 (5.16mx2.77m)

UPVC Double glazed window, vertical radiator, a range of high gloss wall and base units, quartz work surfaces, single sink with mixer tap, integrated double oven, four ring induction hob, glass extractor unit, tiled splashback, space for fridge freezer, integrated dishwasher, concealed boiler and Amtico flooring.

Orangery

13'3x8'6 (4.04mx2.59m)

Five UPVC Double glazed windows, central heating radiator, cast iron log burning stove with slate hearth, UPVC French doors leading to Garden and Karndean flooring.

W/C

4'10x4'10 (1.47mx1.47m)

UPVC Double glazed window, central heating radiator, a two piece bathroom suite comprising of a dual flush W/C, vanity top wash basin with mixer tap and Karndean flooring.

First Floor

Landing

6'3x9'5 (1.91mx2.87m)

UPVC Double glazed window, central heating radiator, smoke alarm, loft access, interior doors leading to - Bedroom One, Bedroom Two, Bedroom Three, Bathroom and Store and stairs leading to the Ground Floor.

Bedroom One

12'0x12'3 (3.66mx3.73m)

UPVC Double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

9'9x10'10 (2.97mx3.30m)

UPVC Double glazed window, central heating radiator.

Bedroom Three

9'5x9'5 (2.87mx2.87m)

UPVC Double glazed window, central heating radiator and fitted wardrobes.

Bathroom

5'6x9'2 (1.68mx2.79m)

UPVC Double glazed window, traditional towel rail radiator, a four piece bathroom suite comprising of a dual flush W/C, vanity top wash basin with mixer tap, freestanding bath with freestanding mixer tap with rinse head, enclosed shower with direct feed shower with rainfall head and additional rinse head, tiled elevations, two illuminated mirrors, extractor fan and vinyl flooring.

Exterior

Front

Block paved driveway with space for multiple vehicles, bedding area with mature shrubs, gate leading to side of property and access to front door.

Rear

Enclosed rear garden with Indian stone paved patio area, artificial grass area, decking, bedding area with mature shrubs and access to Summer House.

Summer House

17'8x8'4 (5.38mx2.54m)

Spotlights, bar area, wood effect flooring and door leading to Utility.

Utility

8'10x8'4 (2.69mx2.54m)

A range of panelled wall and base units, laminate work surfaces, stainless steel sink with mixer tap, plumbing for washing machine, plumbing for dryer.

















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