



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D	61		
(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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Noble Street, Blackburn, BB6 7DT

Offers Over £160,000

SPACIOUS FOUR BEDROOM TERRACED PROPERTY

Nestled in the charming area of Great Harwood, Blackburn, this delightful end terrace house on Noble Street offers a perfect blend of comfort and convenience. With four spacious bedrooms, including a main bedroom featuring an en suite bathroom, this property is ideal for families or those seeking extra space.

The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests. The layout is thoughtfully designed to create a warm and welcoming atmosphere throughout. The two well-appointed bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Outside, the property features an enclosed rear garden, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, a detached garage offers secure parking and extra storage space, adding to the practicality of this lovely home.

Noble Street, Blackburn, BB6 7DT

Offers Over £160,000

 4  2  2  D

- End Terraced Property
- Two Bathrooms
- Garage Parking
- EPC Rating: D
- Four Bedrooms
- Contemporary Fitted Kitchen And Separate Utility Room
- Tenure: Leasehold
- Two Reception Rooms
- Enclosed Rear Garden Room
- Council Tax Band: A

Ground Floor

Hall

10'8 x 10'2 (3.25m x 3.10m)

Composite double glazed frosted entrance door, under stairs storage, stairs to first floor and doors to two reception rooms and kitchen.

Reception Room One

13'1 x 10'10 (3.99m x 3.30m)

Two UPVC double glazed window, central heating radiator and cast iron feature fireplace.

Reception Room Two

13'10 x 13'10 (4.22m x 4.22m)

Central heating radiator, coving, dado rail, alcove storage and UPVC double glazed French doors to rear.

Kitchen

10'8 x 10'2 (3.25m x 3.10m)

UPVC double glazed window, central heating radiator, wall and base units, wood effect worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, space for range cooker, extractor hood, space for fridge freezer, door to utility room and UPVC double glazed frosted door to rear.

Utility Room

8'6 x 7'11 (2.59m x 2.41m)

UPVC double glazed window, central heating radiator, spotlights, plumbing for washing machine, space for dryer, tile effect flooring and door to WC.

WC

4'11 x 2'10 (1.50m x 0.86m)

Dual flush WC, wall mounted wash basin with mixer tap, boiler and tile effect flooring.

First Floor

Landing

16'11 x 5'5 (5.16m x 1.65m)

UPVC double glazed window and doors to four bedrooms and bathroom.

Bedroom One

13'2 x 11'3 (4.01m x 3.43m)

UPVC double glazed window, central heating radiator, coving and door to en suite.

En Suite

7'3 x 6' (2.21m x 1.83m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric feed shower in double enclosure and tile effect flooring.

Bedroom Two

12'1 x 10'9 (3.68m x 3.28m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Three

13'10 x 8'4 (4.22m x 2.54m)

UPVC double glazed window and central heating radiator.

Bedroom Four

11'2 x 10'1 (3.40m x 3.07m)

UPVC double glazed window, central heating radiator and loft access.

Bathroom

10'11 x 5'1 (3.33m x 1.55m)

Central heating radiator, coving, dual flush WC, two vanity top wash basins with traditional taps, panel bath with traditional taps and direct feed shower over, part tiled elevation and tile effect flooring.

External

Rear

Enclosed laid to lawn garden, paving and garage.

Garage

20'5 x 14'11 (6.22m x 4.55m)

Up and over door, two UPVC double glazed windows and UPVC door to side.



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