



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(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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George Street, Blackburn, BB1 4JF

£125,000

FANTASTIC TWO BEDROOM MID TERRACE HOME

Presenting George Street in the charming area of Rishton, Blackburn, this deceptively spacious mid-terrace house presents an excellent opportunity for first-time buyers. Recently renovated, the property boasts modern fixtures and fittings throughout, ensuring a comfortable and stylish living experience.

Upon entering, you will be greeted by an inviting open-plan layout that seamlessly connects two generous living areas, perfect for both relaxation and entertaining. The contemporary kitchen is a highlight, featuring sleek designs and ample space for culinary pursuits.

The property comprises two well-proportioned double bedrooms, providing plenty of room for rest and personalisation. The family bathroom is tastefully designed, offering a tranquil space for unwinding after a long day.

One of the standout features of this home is the large rear yard, which offers a private outdoor space for gardening, barbecues, or simply enjoying the fresh air.

Situated in a great location, this property is ready to move into, making it an ideal choice for those looking to settle in a welcoming community. With its tasteful decor and modern amenities, this home is sure to impress. Don't miss the chance to make this delightful property your own.

George Street, Blackburn, BB1 4JF

£125,000

 **2**  **1**  **2**  **D**

- Exceptional Mid Terrace Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Open Plan Living
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Low Maintenance Externals
 - Council Tax Band A

Ground Floor

Entrance Vestibule

4'11 x 3'3 (1.50m x 0.99m)

Composite double glazed frosted front door, coving, part wood panelled elevation, wood effect flooring and door to hall.

Hall

11'5 x 3'4 (3.48m x 1.02m)

Central heating radiator, coving, wood effect flooring, door to reception room one and stairs to first floor.

Reception Room One

12'7 x 12'1 (3.84m x 3.68m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, two feature wall lights, integrated alcove storage, wood effect flooring and open to reception room two.

Reception Room Two

14'6 x 13'1 (4.42m x 3.99m)

UPVC double glazed window, central heating radiator, two feature wall lights, cornice coving, ceiling rose, gas fire, wood effect flooring, door to under stairs storage and double doors to kitchen.

Kitchen

14'4 x 7'5 (4.37m x 2.26m)

UPVC double glazed window, range of panelled wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven, space for fridge freezer, plumbing for washing machine, wood effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

14'5 x 5'7 (4.39m x 1.70m)

Hardwood single glazed frosted leaded window, loft access, doors leading to two bedrooms and bathroom.

Bedroom One

16'9 x 12'1 (5.11m x 3.68m)

UPVC double glazed window, two central heating radiators, integrated alcove storage and shelving and wood effect flooring.

Bedroom Two

14'4 x 10'7 (4.37m x 3.23m)

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

Bathroom

13'10 x 7'6 (4.22m x 2.29m)

Two UPVC double glazed frosted windows, two central heating radiators, dual flush W/C, pedestal wash basin with waterfall mixer tap, panel bath with waterfall mixer tap and overhead direct feed shower, LED illuminated mirror, fitted storage, partially tiled elevations and wood effect flooring.

External

Rear

Enclosed paved yard with composite decking and gate to shared access.

Front

gated paved forecourt with bedding.



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