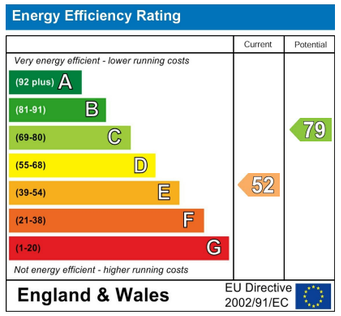
Keenans



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.

7 Blackburn Road, BB5 1HF
Tel: 01254389384 | Email: info@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Blackburn Road, Accrington, BB5 5JT

Offers Over £180,000

AN ENVIABLE FOUR BEDROOM MID TERRACE HOME WITH PARKING TO THE REAR

Located on Blackburn Road in the charming area of Clayton Le Moors, Accrington, this delightful mid-terrace house presents an excellent opportunity for families seeking a comfortable and spacious home. With four generously sized bedrooms, this property is designed to accommodate the needs of modern family living. Upon entering, you will find two spacious living areas that provide ample room for relaxation and entertaining. The separate kitchen, complete with a utility area, is both functional and inviting, making it a perfect space for culinary pursuits. The modern family bathroom adds a touch of contemporary style, ensuring convenience for all family members. One of the standout features of this property is the rear yard garden, which offers a private outdoor space for children to play or for hosting summer gatherings. Additionally, the garage and three car parking spaces at the rear of the property provide practical solutions for families with multiple vehicles. This home is ideally situated close to a range of amenities, including shops, schools, and excellent transport links, making it easy to commute or explore the surrounding areas. With its combination of space, comfort, and convenience, this property is ready for you to move in and make it your own. Don't miss the chance to view this fantastic family home in a sought-after location.

Blackburn Road, Accrington, BB5 5JT

Offers Over £180,000

4 1 2 E

- Four Generously Sized Bedrooms
- Fitted Kitchen With Separate Utility Room
- Mid Terrace Home In A Sought After Location
- Tenure Leasehold
- Modern Family Bathroom Located On The First Floor
- Enclosed Rear Yard And Laid To Lawn Garden
- EPC Rating E
- Two Spacious Reception Rooms
- Garage With Multiple Car Parking Spaces To The Rear
- Council Tax Band B

Ground Floor

Vestibule
4 x 3'6 (1.22m x 1.07m)

Hallway
12'4 x 3'6 (3.76m x 1.07m)

Reception Room One
13'5 x 12'3 (4.09m x 3.73m)

Reception Room Two
15'2 x 13 (4.62m x 3.96m)

Kitchen
14''7 x 8'9 (4.27m'2.13m x 2.67m)

Utility
9 x 6'3 (2.74m x 1.91m)

First Floor

Landing
18'10 x 5'5 (5.74m x 1.65m)

Bedroom One
13'1 x 9'1 (3.99m x 2.77m)

Bedroom Two
11'8 x 9'11 (3.56m x 3.02m)

Bedroom Three
11 x 9 (3.35m x 2.74m)

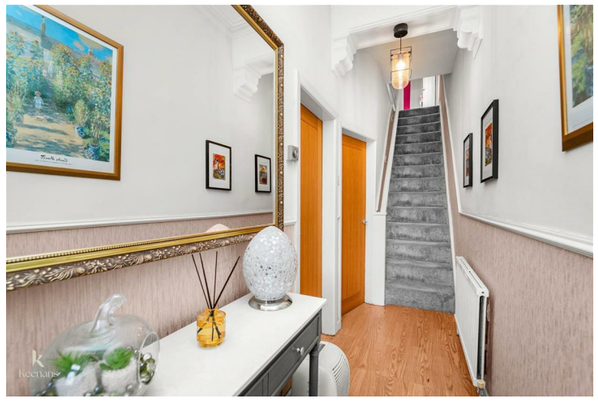
Bedroom Four
9'8 x 7'11 (2.95m x 2.41m)

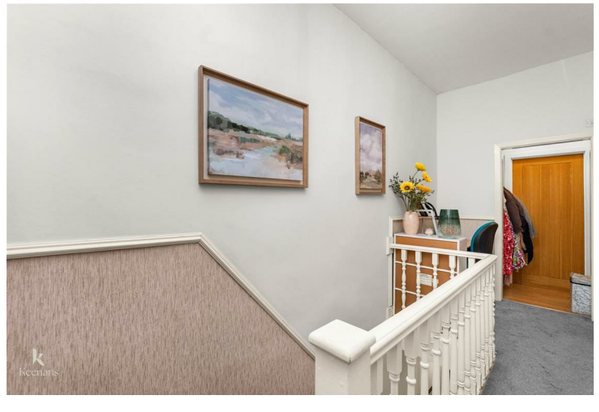
Bathroom
10'6 x 5'4 (3.20m x 1.63m)

External

Rear
Enclosed laid to lawn garden with garage and three car parking spaces, enclosed paved yard.

Front
Enclosed paved forecourt.





Tel: 01254389384

www.keenans-estateagents.co.uk