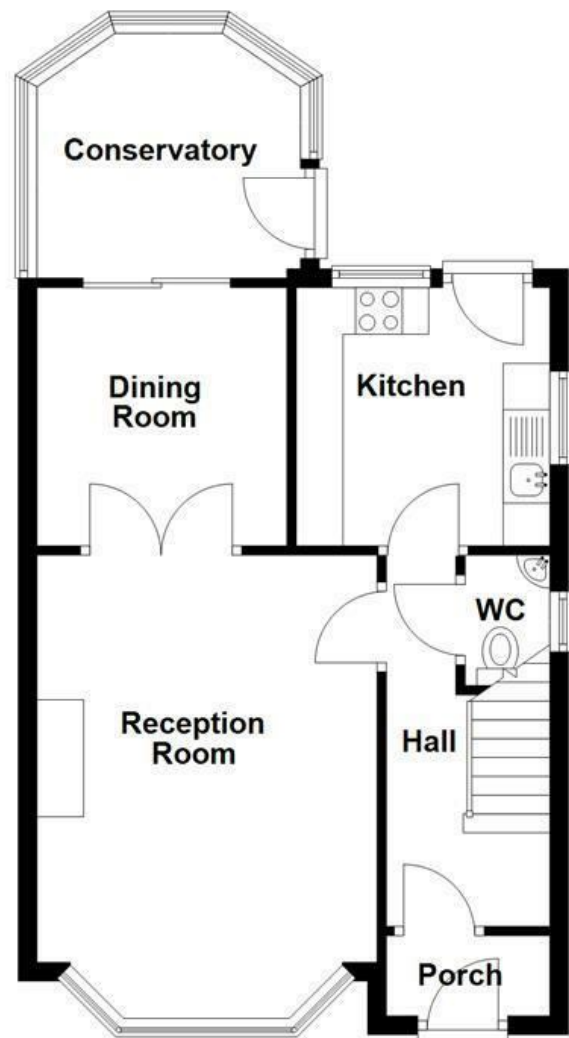
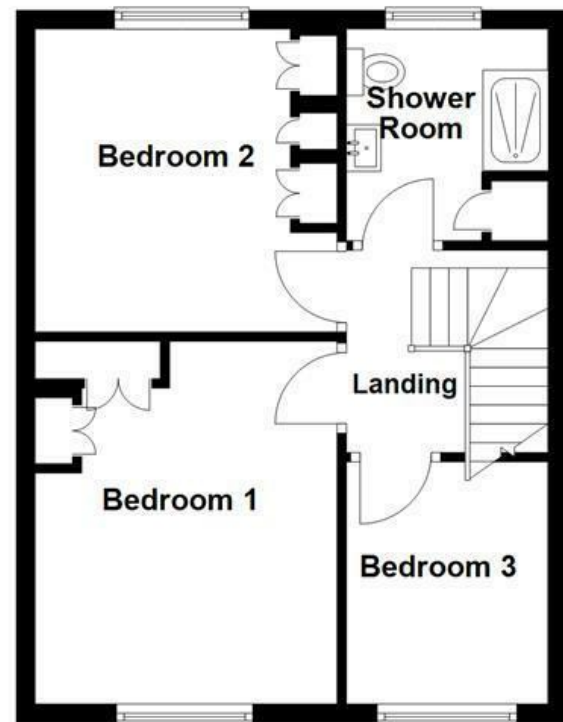


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Somerset Road, Blackburn, BB1 4BP

### £225,000

#### AN EXCEPTIONAL FAMILY HOME

Nestled in the picturesque area of Rishton, Blackburn, this charming semi-detached family home on Somerset Road presents an exceptional opportunity for those seeking a tranquil yet convenient lifestyle. Surrounded by the natural beauty of Cutwood Park, this property boasts spacious rooms and stunning gardens, making it an ideal haven for families and couples alike.

Upon entering, you will find a home that has been thoughtfully designed with modern fixtures and fittings, complemented by a neutral colour palette that serves as a blank canvas for your personal touch. The generous living spaces provide ample room for relaxation and entertaining, ensuring that every family member can enjoy their own space.

The property also features the added benefit of off-road parking and a carport, situated on a peaceful cul-de-sac, which enhances the sense of privacy and security. This home is not only a delightful retreat but also offers practical advantages, with convenient access to local bus routes, reputable schools, and essential amenities. Furthermore, major motorway and network links are within easy reach, making commuting a breeze.

With no chain delay, this property is ready for you to move in and start creating lasting memories. Do not miss the chance to make this wonderful house your home. It truly is a perfect family residence waiting for your personal touch.

For further information or to arrange a viewing, please contact our Hyndburn branch at your earliest convenience.



Somerset Road, Blackburn, BB1 4BP

£225,000

 3  1  2  D

- Semi Detached Property
  - Contemporary Fitted Kitchen
  - Off Road Parking And Car Port
  - EPC Rating: D
- Three Bedrooms
  - Three Piece Shower Room
  - Tenure: TBC
- Two Reception Rooms
  - Enclosed Rear Low Maintenance Garden
  - Council Tax Band: C

Ground Floor

Porch

5'3 x 2'10 (1.60m x 0.86m)

Composite double glazed frosted entrance door, feature wall lights, tiled floor and UPVC double glazed frosted door to hall.

Hall

13' x 5'3 (3.96m x 1.60m)

UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, spotlights, two feature wall lights, stairs to first floor and hardwood doors to reception room, kitchen and WC.

WC

4'7 x 2'6 (1.40m x 0.76m)

UPVC double glazed frosted window, coving, spotlights, dual flush WC, corner wall mounted wash basin with traditional taps and vinyl flooring.

Reception Room One

16'1 x 11'11 (4.90m x 3.63m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, electric fire, marble hearth and surround, TV point and hardwood single glazed frosted double doors to dining room.

Dining Room

9'1 x 8'9 (2.77m x 2.67m)

Central heating radiator, coving and UPVC double glazed sliding door to conservatory.

Conservatory

9'3 x 8'7 (2.82m x 2.62m)

UPVC double glazed window, spotlights, tiled floor and UPVC double glazed door to rear.

Kitchen

9'2 x 8'11 (2.79m x 2.72m)

Two UPVC double glazed windows, plinth heater, coving, spotlights, gloss wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, integrated microwave, four ring electric hob, extractor hood, integrated fridge freezer, plumbing for washing machine, serving hatch to dining room, tile effect Karndean flooring and UPVC double glazed leaded door to rear.

First Floor

Landing

7'1 x 6'10 (2.16m x 2.08m)

UPVC double glazed frosted window, spotlights, smoke alarm, loft access and doors to three bedrooms and shower room.

Bedroom One

12'9 x 10'7 (3.89m x 3.23m)

UPVC double glazed window, central heating radiator, coving, spotlights, two feature wall lights and fitted wardrobes and dressing table.

Bedroom Two

11' x 10'7 (3.35m x 3.23m)

UPVC double glazed window, central heating radiator, coving, spotlights and fitted wardrobes.

Bedroom Three

8'6 x 7'1 (2.59m x 2.16m)

UPVC double glazed window, central heating radiator, coving and spotlights.

Shower Room

8'1 x 7'1 (2.46m x 2.16m)

UPVC double glazed frosted window. central heating radiator, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed walk in double shower, integrated linen cupboard, PVC panel ceiling, tiled elevation and tile effect flooring.

External

Front

Stone chip garden, bedding areas, off road parking and car port.

Rear

Paved garden, stone chips and bedding areas.



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