



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(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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Walden Road, Blackburn, BB1 9PQ

Offers Over £230,000

SPACIOUS THREE BEDROOM SEMI-DETACHED HOME WITH LOW MAINTENANCE GARDENS

Situated on the desirable Walden Road in Ramsgreave, this charming house offers a wonderful opportunity for a small family seeking a comfortable and spacious home. The property boasts generous living accommodation, featuring two inviting reception rooms that provide ample space for relaxation and entertaining. Additionally, a delightful conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the outdoors.

The modern fitted kitchen is both practical and stylish, making it a perfect space for culinary enthusiasts to create delicious meals. Outside, the low maintenance gardens offer a pleasant retreat, while the driveway accommodates one vehicle and leads to a convenient garage, ensuring that parking is never a concern.

This property is ideally situated, providing excellent access to the M65 network, which connects you effortlessly to the neighbouring towns of Blackburn and Clitheroe. With its potential for personalisation, this home is an excellent canvas for those looking to add their own touch and truly make it their own. Whether you are a first-time buyer or seeking a family home, this property presents a fantastic opportunity in a convenient location. Don't miss the chance to view this delightful house and envision the possibilities it holds for you and your family.

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Walden Road, Blackburn, BB1 9PQ

Offers Over £230,000

 3  1  3  D

- Tenure Freehold
 - Off Road Parking With Drive And Access To Garage
 - Abundance Of Indoor And Outdoor Space
 - Easy Access To Major Commuter Routes
- Council Tax Band D
 - Ideal Family Home
 - Contemporary Fitted Kitchen
- EPC Rating D
 - Viewing Essential
 - Four Piece Bathroom Suite

Ground Floor

Entrance

Hard wood single glazed frosted stained glass leaded door to vestibule.

Vestibule

3'1 x 2'9 (0.94m x 0.84m)
Door to hall.

Hall

6'7 x 16'6 (2.01m x 5.03m)
UPVC double glazed window, central heating radiator, picture shelf, stairs to first floor, doors to two reception rooms and WC.

Reception Room One

12'10 x 12'7 (3.91m x 3.84m)
UPVC double glazed bay window, central heating radiator, coving, two feature wall lights and electric fire.

Reception Room Two

12'8 x 12'7 (3.86m x 3.84m)
Central heating radiator, picture rail, UPVC double glazed sliding doors to conservatory and door to kitchen.

Kitchen

13'4 x 8'2 (4.06m x 2.49m)
UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate work top, oven in a high rise unit, four ring gas hob, tiled splash back, extractor hood, composite sink and drainer with mixer tap, integrated microwave and fridge freezer, wood effect flooring and UPVC double glazed French doors to rear.

Conservatory

10'2 x 8'11 (3.10m x 2.72m)
UPVC double glazed windows, central heating radiator, sloped polycarbonate roof, tiled effect flooring and UPVC double glazed sliding door to rear.

WC

6'4 x 2'2 (1.93m x 0.66m)
Dual flush WC, vanity top wash basin with mixer tap, part tiled elevation, wood effect flooring and door to garage.

Garage

16'10 x 9'6 (5.13m x 2.90m)
Up and over door, door to rear and plumbing for a washing machine.

First Floor

Landing

UPVC double glazed window, picture rail, doors to three bedrooms and bathroom.

Bedroom One

12'10 x 12'6 (3.91m x 3.81m)
UPVC double glazed window, central heating radiator and ceiling fan.

Bedroom Two

11'11 x 11'8 (3.63m x 3.56m)
UPVC double glazed window, central heating radiator, picture rail and fitted wardrobe.

Bedroom Three

6'8 x 6'7 (2.03m x 2.01m)
UPVC double glazed window and central heating radiator.

Bathroom

8'11 x 7'5 (2.72m x 2.26m)
Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, pedestal wash basin, panel bath with mixer tap and rinse head, enclosed direct feed shower, tiled elevation, fitted storage, spotlights and tiled floor.

External

Rear

Artificial grass, greenhouse, bedding areas and paving.

Front

Gravel chippings and drive for one vehicle.



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