



## Heaning Avenue, Blackburn, BB1 2AY

### Offers Over £175,000


A DELIGHTFUL THREE BEDROOM SEMI DETACHED PROPERTY IN BLACKBURN

Nestled on Heaning Avenue in Blackburn, this delightful three-bedroom semi-detached house presents an excellent opportunity for both families and investors alike. The property boasts a charming exterior and offers ample room for personalisation, allowing you to add your own touch and increase its value over time.

The location is particularly advantageous for commuters, with convenient transport links that provide easy access into Blackburn and beyond. This makes it an ideal choice for those who work in the city but prefer the tranquillity of suburban living.

Inside, the house offers a comfortable layout that is perfect for modern family life. Each of the three bedrooms is well-proportioned, providing plenty of space for relaxation and rest. The living areas are inviting and create a warm atmosphere, making it a wonderful place to entertain guests or enjoy quiet evenings at home.

This property is not to be missed, as it combines a desirable location with the potential for enhancement. Whether you are looking to settle down in a welcoming community or seeking a promising investment, this semi-detached house on Heaning Avenue is sure to meet your needs. We invite you to explore the possibilities that await in this charming home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Semi-Detached Property
- Family Bathroom
- Perfect For First Time Buyers
- Tenure: Freehold
- Three Bedrooms
- Enclosed Rear Garden
- Council Tax Band: B
- Fitted Kitchen
- Off Road Parking
- EPC: D

## Ground Floor

### Hallway

7'9x7'3 (2.36mx2.21m)

### Reception Room

12'9x10'10 (3.89mx3.30m)

### Kitchen/Diner

18'8x7'7 (5.69mx2.31m)

### W/C

7'3'2'5 (2.21m'0.74m)

## First Floor

### Landing

7'4x6'6 (2.24mx1.98m)

### Bedroom One

11'2x10'11 (3.40mx3.33m)

### Bedroom Two

11'0x9'6 (3.35mx2.90m)

### Bedroom Three

7'8x7'4 (2.34mx2.24m)

### Bathroom

8'3x7'4 (2.51mx2.24m)



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