




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(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.

## Abbotsford Avenue, Blackburn, BB2 3LZ

### Offers Over £135,000

NEUTRALLY FINISHED THREE BEDROOM HOME

Nestled in the sought-after area of Abbotsford Avenue, Blackburn, this charming mid-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a neutral finish throughout, allowing for a seamless transition into your new living space.

Upon entering, you will find two well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three bedrooms provide ample space for a small family or a couple, ensuring everyone has their own sanctuary. The layout is both practical and welcoming, making it easy to envision your life here.

The bathroom is conveniently located, catering to the needs of modern living. Additionally, the low maintenance exteriors of the property mean you can spend less time on upkeep and more time enjoying your home and the surrounding community.

Abbotsford Avenue is known for its popularity, making it an ideal location for those looking to settle in a vibrant neighbourhood. With local amenities and parks nearby, this property is perfectly positioned for a comfortable lifestyle.

# Abbotsford Avenue, Blackburn, BB2 3LZ

Offers Over £135,000

 3  1  2  C

- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating C

- Three Bedrooms
- Spacious Interiors
- Tenure Freehold

- Three Piece Bathroom Suite
- Enclosed Yard to Rear
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

4'0 x 3'3 (1.22m x 0.99m )

UPVC double glazed frosted front door, cornice coving, smoke alarm, gas meter cupboard, wood effect laminate flooring and door to hall.

### Hall

12'7 x 3'4 (3.84m x 1.02m)

Central heating radiator, cornice coving, corbels, wood effect laminate flooring, doors to two reception rooms and stairs to first floor.

### Reception Room One

12'10 x 10'4 (3.91m x 3.15m)

UPVC double glazed window, central heating radiator, electric meter, television point and wood effect laminate flooring.

### Reception Room Two

16'2 x 11'0 (4.93m x 3.35m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and door to kitchen.

### Kitchen

9'10 x 6'11 (3.00m x 2.11m )

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, integrated oven with four ring gas hob and extractor hood, tiled splashback, composite sink and drainer with mixer tap, integrated microwave and dishwasher, enclosed Baxi boiler, wood effect laminate flooring and UPVC door to rear.

## First Floor

### Landing

Central heating radiator, smoke detector, doors to three bedrooms and bathroom.

### Bedroom One

14'1 x 12'9 (4.29m x 3.89m)

UPVC double glazed window, central heating radiator and loft access.

### Bedroom Two

10'3 x 7'7 (3.12m x 2.31m )

UPVC double glazed window, central heating radiator and loft access.

## Bedroom Three

8'11 x 7'8 (2.72m x 2.34m)

UPVC double glazed window and central heating radiator.

## Bathroom

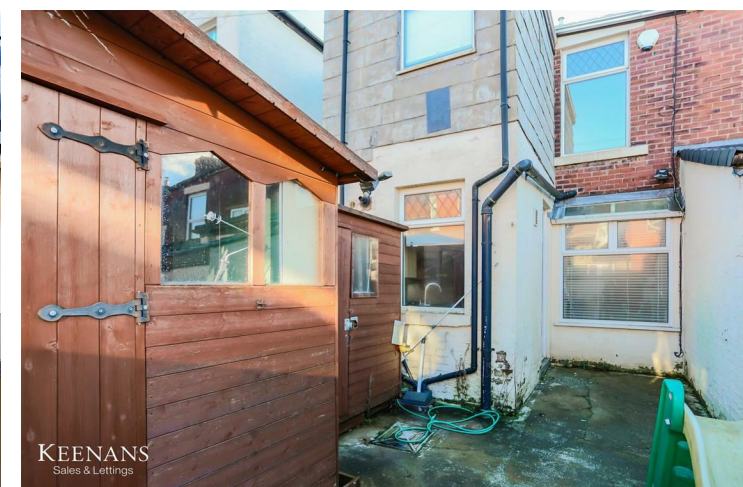
8'8 x 6'9 (2.64m x 2.06m)

Central heated towel rail, dual flush WC and bidet tap, vanity top wash basin with mixer tap, tiled panel bath with mixer tap and overhead electric feed shower, PVC panelled ceiling, extractor fan, spotlights, partially tiled elevations and tiled flooring.

## External

### Rear

Enclosed yard.



Tel: 01254916276

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)