

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

## St. Aidans Avenue, Blackburn, BB2 4EY

### £130,000

#### CHARMING THREE BEDROOM SEMI DETACHED PROPERTY

Welcome to St. Aidans Avenue in Blackburn, this spacious three-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and families alike. The property boasts a spacious lounge that seamlessly flows into a large kitchen diner, creating an inviting space perfect for entertaining or enjoying family meals.

The kitchen is well-appointed, providing ample room for culinary creativity, while the rear porch serves as a practical utility area, currently accommodating a washing machine. This thoughtful design enhances the functionality of the home, making daily chores more manageable.

The property is further enhanced by a lovely garden, offering a serene outdoor space for relaxation or play. The driveway provides convenient off-road parking, ensuring ease of access for residents and guests alike.

Importantly, this home is being sold with no chain delay, allowing for a smooth and swift transition for the new owners. The modern shower room adds a contemporary touch, ensuring comfort and convenience for all.

In summary, this semi-detached house on St. Aidans Avenue is a wonderful blend of space, style, and practicality, making it a must-see for anyone seeking a new home in Blackburn.

# St. Aidans Avenue, Blackburn, BB2 4EY

## £130,000

 3  1  1  D

- Tenure Leasehold
  - Gated Off Road Parking
  - Abundance Of Indoor And Outdoor Space
  - Close Proximity To local Amenities
- Council Tax Band A
  - Bursting With Potential
  - Sought After Location
- EPC Rating D
  - Ideal First Time Buy Or Investment Opportunity
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

UPVC frosted door to entrance hall.

#### Entrance Hall

4'10 x 3'5 (1.47m x 1.04m)

Central heating radiator, stairs to first floor and door to reception room.

#### Reception Room

13'10 x 13'1 (4.22m x 3.99m)

UPVC double glazed box window, central heating radiator, coving, gas fire with decorative surround and door to kitchen.

#### Kitchen

14'10 x 8'6 (4.52m x 2.59m)

UPVC double glazed window, UPVC double glazed French doors to rear, central heating radiator, gloss wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, space for freestanding oven, tiled splash back, plumbed for dishwasher, space for fridge freezer, extractor fan, partial lino flooring and storage.

### First Floor

#### Landing

8'8 x 5'10 (2.64m x 1.78m)

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

#### Bedroom One

12' x 9'7 (3.66m x 2.92m)

UPVC double glazed box window, central heating radiator, coving and storage.

#### Bedroom Two

10' x 9'11 (3.05m x 3.02m)

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Three

6'7 x 6'1 (2.01m x 1.85m)

UPVC double glazed window, central heating radiator and storage.

#### Shower Room

5'9 x 5'2 (1.75m x 1.57m)

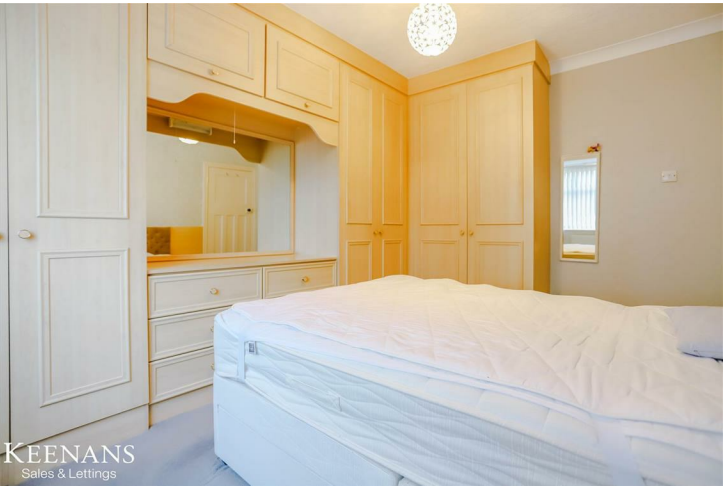
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower and wood effect lino flooring.

### External

#### Rear Porch

5' x 4'5 (1.52m x 1.35m)

UPVC double glazed windows, UPVC double glazed frosted windows, UPVC double glazed door and wood effect lino.



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