



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

Beryl Avenue, Blackburn, BB1 9RR

£130,000

TWO BEDROOM SEMI DETACHED HOME IN A SOUGHT AFTER LOCATION

Welcome to Beryl Avenue in Blackburn! This charming semi-detached house offers a perfect blend of comfort and convenience. With two generously sized bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The spacious interior is designed to provide a warm and inviting atmosphere, making it easy to envision yourself settling in and making it your own. Natural light floods the living areas, enhancing the sense of space and openness throughout the home.

One of the standout features of this property is the large garden, which presents an excellent opportunity for outdoor enjoyment. Whether you wish to cultivate a beautiful garden, create a play area for children, or simply relax in the fresh air, this outdoor space is sure to impress.

Additionally, the property boasts off-road parking with a convenient driveway, ensuring that you will never have to worry about finding a parking spot after a long day.

Beryl Avenue is well-positioned, providing easy access to local amenities, schools, and transport links, making it a desirable location for those looking to enjoy the best of Blackburn living.

Beryl Avenue, Blackburn, BB1 9RR

£130,000

 **2**  **1**  **1**  **D**

- Tenure Freehold
 - Off Road Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Network Links
- Council Tax Band A
 - Bursting With Potential
 - Ample Garden Space
- EPC Rating D
 - Ideal Investment Opportunity
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted and stained glass door to hall.

Hall

5'7 x 4'7 (1.70m x 1.40m)

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

Kitchen

14'10 x 11' (4.52m x 3.35m)

Two UPVC double glazed windows, central heating radiator, panel wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, plumbing for washing machine, oven with a four ring gas hob, tiled splash back, extractor hood, space for fridge freezer, under stairs storage, lino flooring and composite frosted door to rear.

Reception Room

14'10 x 11'7 (4.52m x 3.53m)

Two UPVC double glazed windows, central heating radiator, inset gas fire and shelving.

First Floor

Landing

6'6 x 2'9 (1.98m x 0.84m)

UPVC double glazed window, loft access, doors to two bedrooms and bathroom.

Bedroom One

14'10 x 10'11 (4.52m x 3.33m)

Two UPVC double glazed windows, central heating radiator and storage.

Bedroom Two

11'7 x 11' (3.53m x 3.35m)

Two UPVC double glazed windows, central heating radiator and above stairs storage.

Bathroom

6'5 x 4'11 (1.96m x 1.50m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin, panel bath, electric feed shower with rinse head, part tiled elevation and lino flooring.

External

Front

Laid to lawn garden, paved driveway, stone chippings, hedges and bedding areas with mature shrubs

Rear

Enclosed laid to lawn garden, stone chippings, tiered and bedding areas, mature shrubs and paving.



Tel: 01254916276

www.keenans-estateagents.co.uk