




Greenside Avenue, Blackburn, BB2 4TG  
£125,000

Keenans are thrilled to present to the market this fantastic property sat within a fantastic plot. Situated within close proximity to local amenities, bus routes and local schools, this one is not to be missed. Internally benefiting from; Entrance Hallway, Lounge Diner and a fully fitted Kitchen. To the first floor; two double bedrooms, bathroom and a separate WC. Externally benefiting from a front garden with side access to a private, spacious rear garden. Viewing is recommended to fully appreciate this wonderful home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# Greenside Avenue, Blackburn, BB2 4TG

## £125,000

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

- Semi Detached
  - Front and Rear Gardens
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms
  - Fully Fitted Kitchen
  - Freehold
- Spacious Lounge
  - Fully Double Glazed
  - Council Tax Band A

### INTRODUCTION

Keenans Lettings are thrilled to present to the market this fantastic property sat within a fantastic large plot. Situated within close proximity to local amenities, bus routes and local schools, this one is not to be missed. Internally benefitting from; Entrance Hallway, Lounge Diner and a fully fitted Kitchen. To the first floor; two double bedrooms, bathroom and a separate WC. Externally benefitting from large front garden with side access to a private, spacious rear garden. Viewing is recommended to fully appreciate this wonderful home.

To arrange a viewing contact our Lettings office today!

### ENTRANCE HALL

Stairs to first floor landing and access to Lounge.

### LOUNGE/DINER

19'9" x 10'11" (6.02 x 3.33)

Two UPVC double glazed windows, gas fire place and two central heating radiators and door to Kitchen.

### KITCHEN

9'9" x 9'1" (2.97 x 2.77)

Range of wall and base units, laminate work surfaces and tiled splash backs, sink, drainer and mixer, plumbing for washing machine, electric cooker, tiled effect vinyl flooring, central heating radiator. composite rear door and a UPVC double glazed window.

### FIRST FLOOR

#### BEDROOM ONE

11'0" x 10'4" (3.35 x 3.15)

Inbuilt robes, UPVC double glazed window and central heating radiator.

#### BEDROOM TWO

10'10" x 0'9" (3.3 x 0.23)

UPVC double glazed window and central heating radiator.

### BATHROOM

Two piece suite comprising of; panelled bath with electric shower over and wash hand basin, central heating radiator and a frosted UPVC double glazed window.

### WC

Low suite WC and a frosted UPVC double glazed window.

### EXTERNAL

Spacious front and rear garden with large laid to lawn areas.

### AGENTS NOTES

Council Tax Band A.

