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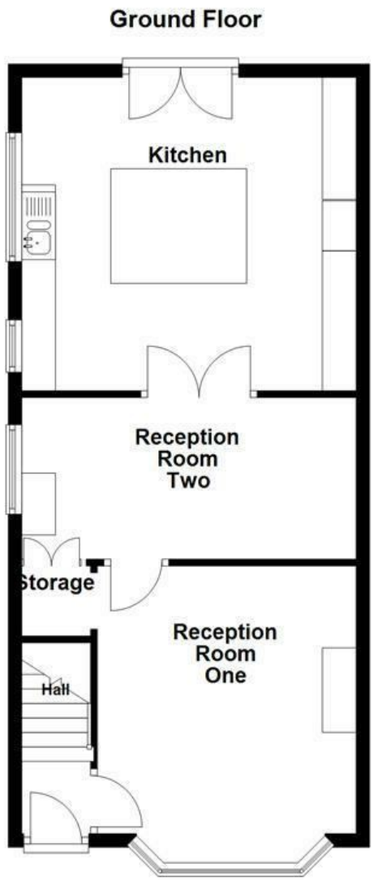

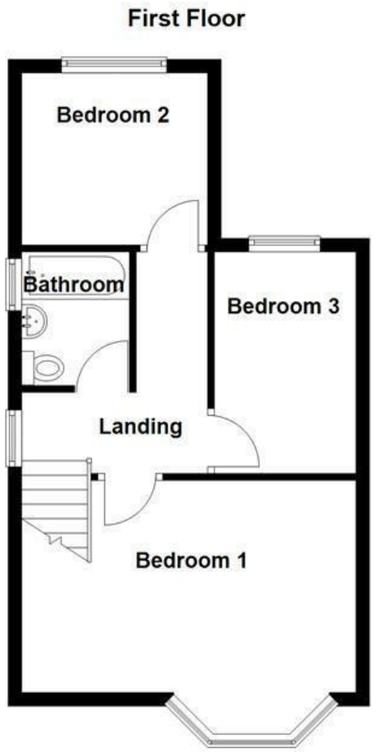

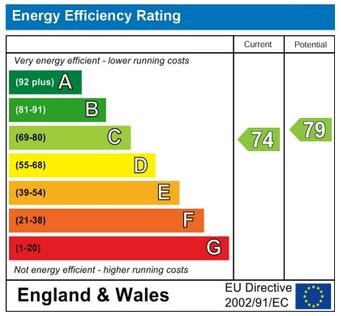

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Moorside Avenue, Blackburn, BB1 2BA

Offers Over £210,000

THREE-BEDROOM HOME IN BLACKBURN

Nestled on the charming Moorside Avenue in Blackburn, this delightful semi-detached house offers a perfect blend of comfort and practicality for modern family living. Upon entering, you are welcomed by a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. Adjacent to this, a secondary reception room presents a versatile space that could easily serve as a dining area, seamlessly connecting to the well-equipped kitchen.

The kitchen itself is a true highlight, boasting a lovely view of the rear garden, which is laid to lawn, providing a serene outdoor space for children to play or for hosting summer gatherings. The property features three well-proportioned bedrooms, each offering ample space for personalisation and comfort. The well-appointed bathroom completes the interior, ensuring that all essential amenities are readily available.

Additionally, the property benefits from off-road parking, a valuable feature in this area, providing convenience and peace of mind. This home is not only well-situated but also offers a wonderful opportunity for families or individuals seeking a comfortable and functional living space in Blackburn. With its appealing layout and inviting garden, this property is sure to attract those looking for a place to call home.

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Moorside Avenue, Blackburn, BB1 2BA

Offers Over £210,000

3 1 2 C

- Tenure Leasehold
- Ample Off Road Parking Space
- Ideal Family Home With Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band B
- Three Well Appointed Bedrooms
- Extensive Garden Space
- EPC Rating C
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

3'9 x 3'4 (1.14m x 1.02m)

Hardwood frosted door to reception room one and wood panelled flooring.

Reception Room One

13' x 12'7 (3.96m x 3.84m)

UPVC double glazed bay window, vertical central heating radiator, central heating radiator, gas fire with marble hearth, spotlights, open access to under stairs storage and door to reception room two.

Reception Room Two

15'8 x 7'10 (4.78m x 2.39m)

UPVC double glazed window, central heating radiator, wall mounted electric fire, doors to under stairs storage and French doors to kitchen.

Kitchen

15'3 x 14'4 (4.65m x 4.37m)

Two UPVC double glazed window, vertical central heating radiator, wall and base units, with laminate work tops, tiled splash back, central island, composite one and a half sink and drainer with mixer tap, space for oven, extractor hood, space for American style fridge freezer, plumbed for washing machine space for dryer, spotlights, laminate tiled effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

10'10 x 8'3 (3.30m x 2.51m)

UPVC double glazed frosted window, vertical central heating radiator, central heating radiator, spotlights, doors to three bedrooms and bathroom.

Bedroom One

12'5 x 10'4 (3.78m x 3.15m)

UPVC double glazed bay window, central heating radiator and spotlights.

Bedroom Two

10'9 x 7'1 (3.28m x 2.16m)

UPVC double glazed window, central heating radiator, spotlights and integrated storage.

Bedroom Three

9'7 x 8'4 (2.92m x 2.54m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

6'6 x 5'4 (1.98m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and rinse head, panel bath with mixer tap and rinse head, part tiled effect elevation, spotlights and wood effect lino flooring.

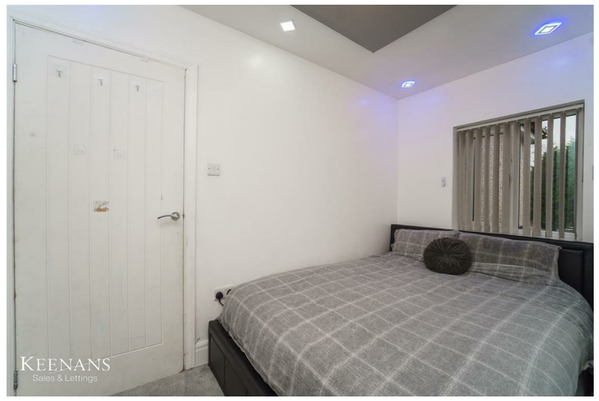
External

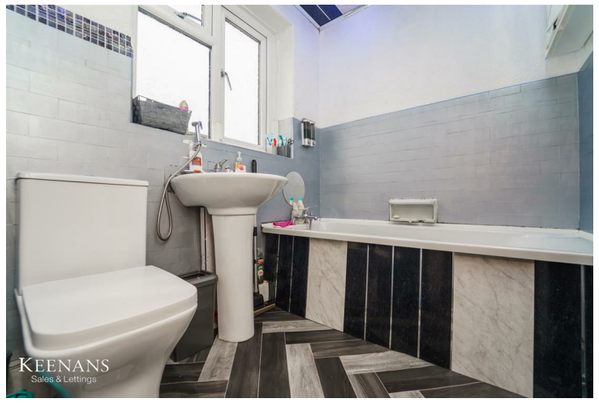
Front

Paving.

Rear

Enclosed laid to lawn garden, decking, paving, bedding areas, mature shrubs and trees, timber shed, stone chippings.





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