



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81
England & Wales	EU Directive 2002/91/EC	

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Beamish Avenue, Blackburn, BB2 4FP

£280,000

FIVE BED DETACHED IN BLACKBURN

Nestled on the charming Beamish Avenue in Blackburn, this delightful house offers a perfect blend of comfort and practicality for modern family living. Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The ground floor also features a conveniently located bedroom, providing flexibility for guests.

The well-equipped kitchen is a true highlight, seamlessly connected to a utility room that enhances functionality and organisation. A downstairs WC adds to the convenience of this home, making it suitable for both family life and entertaining.

Venturing upstairs, you will find four well-proportioned bedrooms, each offering ample space and natural light. One of the bedrooms boasts an ensuite bathroom, providing a private retreat for relaxation.

Outside, the rear yard is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. This enclosed area is perfect for children to play safely or for hosting summer barbecues with friends and family.

This property on Beamish Avenue is not just a house; it is a welcoming home that caters to the needs of modern living. With its thoughtful layout and convenient location, it presents an excellent opportunity for those

Beamish Avenue, Blackburn, BB2 4FP

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 5  2  2  C

- Spacious Detached Property
- Bursting with Potential
- Ample Off Road Parking
- EPC Rating C
- Five Bedrooms
- Ideal for Growing Families
- Tenure Freehold
- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band D

Ground Floor

Entrance Vestibule

3'2 x 2'11 (0.97m x 0.89m)

Composite double glazed frosted front door, central heating radiator, wood effect flooring and door to hall.

Hall

11'5 x 7'1 (3.48m x 2.16m)

Central heating radiator, wood effect flooring, doors leading to two reception rooms, WC, kitchen and stairs to first floor.

Reception Room One

10'1 x 9'1 (3.07m x 2.77m)

UPVC double glazed window, central heating radiator and wood effect flooring.

WC

4'11 x 3'5 (1.50m x 1.04m)

UPVC double glazed frosted window, central heating radiator, dual flush, vanity top wash basin with mixer tap, partially tiled elevations and tiled effect flooring.

Reception Room Two

15'4 x 11'4 (4.67m x 3.45m)

Central heating radiator, wall mounted electric fire, wood effect flooring and UPVC double glazed French doors to rear.

Kitchen

11'5 x 9'1 (3.48m x 2.77m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbing for dishwasher, tiled effect flooring and open to utility.

Utility

5'10 x 4'10 (1.78m x 1.47m)

Central heating radiator, base unit with laminate work surface, tiled splashback, space for under counter appliance, plumbing for washing machine, tiled effect flooring and door to side elevation.

Bedroom Five

15'10 x 7'9 (4.83m x 2.36m)

UPVC double glazed window, central heating radiator and wood effect flooring.

First Floor

Landing

9'8 x 5'10 (2.95m x 1.78m)

UPVC double glazed window, central heating radiator, doors leading to four bedrooms and shower room.

Bedroom One

10'11 x 10'2 (3.33m x 3.10m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

6'2 x 5'7 (1.88m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, spotlights, tiled elevations and tiled effect flooring.

Bedroom Two

13'3 x 10'1 (4.04m x 3.07m)

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

Bedroom Three

9'8 x 8'8 (2.95m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'9 x 7'1 (2.97m x 2.16m)

UPVC double glazed window and central heating radiator.

Shower Room

6'6 x 5'9 (1.98m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower, spotlights, tiled elevations and tiled effect flooring.

External

Rear

Enclosed block paved garden with gravel chippings.

Front

Block paved driveway.



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