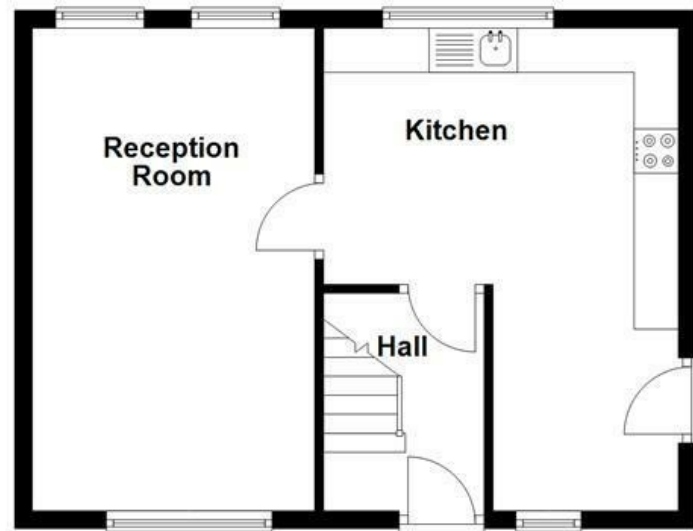
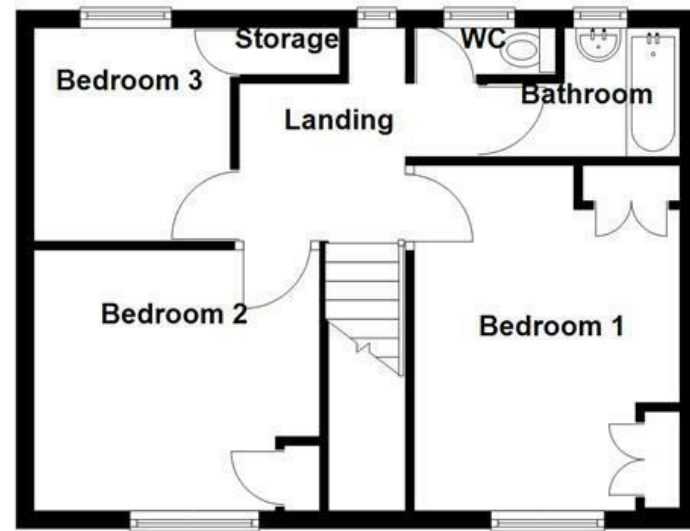



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	67	
(55-68) D		
(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.

Arran Avenue, Blackburn, BB1 2ET

£125,000

ENVIABLE THREE BEDROOM SEMI DETACHED PROPERTY

This delightful semi-detached house offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

The heart of the home is a large kitchen, providing ample space for culinary adventures and family gatherings. The layout is designed to maximise both functionality and comfort, making it a wonderful space to entertain or simply enjoy everyday life.

Outside, the property boasts both front and rear gardens, each laid to lawn, offering a serene outdoor space for relaxation or play. The gardens provide a lovely backdrop for summer barbecues or quiet evenings spent enjoying the fresh air.

For those with vehicles, the property features off-road parking, including a garage and a large driveway, ensuring that parking is never a concern.

This home on Arran Avenue is not just a property; it is a place where memories can be made. With its spacious interiors and inviting outdoor spaces, it presents an excellent opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

Arran Avenue, Blackburn, BB1 2ET

£125,000

 3  1  1  D

- Tenure Freehold
 - Off Road Parking
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Viewing Essential
 - Fitted Kitchen And Bathroom Suite
- EPC Rating D
 - Three Generously Sized Bedrooms
 - Ample Garden Space

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

11' x 6' (3.35m x 1.83m)

Central heating radiator, stairs to first floor and door to kitchen.

Reception Room

17'11 x 10'6 (5.46m x 3.20m)

Three UPVC double glazed windows, central heating radiator, gas fire and door to kitchen.

Kitchen

18'3 x 10'3 (5.56m x 3.12m)

Two UPVC double glazed windows, UPVC double glazed frosted window, panelled wall and base units, laminate work top, integrated double oven, four ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine and dishwasher, fridge freezer, stainless steel sink and drainer with mixer tap and UPVC double glazed frosted door to rear.

First Floor

Landing

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

Smoke alarm, UPVC double glazed window, doors to WC, three bedrooms and bathroom.

Bedroom One

12' x 10'4 (3.66m x 3.15m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

11'9 x 10'6 (3.58m x 3.20m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8' x 7'5 (2.44m x 2.26m)

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

Bathroom

7'2 x 5'7 (2.18m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation, lino flooring and spotlights.

WC

5'1 x 2'8 (1.55m x 0.81m)

UPVC double glazed frosted window, dual flush WC, lino flooring and spotlights.

External

Front

Enclosed paved driveway, laid to lawn garden with bedding areas.



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