



Chestnut Avenue, Blackburn, BB1 8FG

Offers Over £240,000

MODERN DETACHED PROPERTY - PERFECT FOR A GROWING FAMILY!

Welcome to this stunning modern detached house located in Blackburn, a perfect home for a growing family. This property has been finished to an exceptional standard, offering a blend of contemporary style and comfort.

As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere throughout the home.

The property boasts three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The bedrooms are well-lit and designed to accommodate the needs of a family, providing plenty of space for children to play and grow.

The bathroom is modern and stylish, featuring high-quality fixtures and fittings that enhance the overall appeal of the home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(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.

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- Detached Property
- Modern Kitchen
- Off Road Parking
- EPC: B
- Three Bedrooms
- Downstairs W/C
- Tenure: Freehold
- En Suite to Master Bedroom
- Enclose Rear Garden
- Council Tax Band: C

Ground Floor

Porch

5'0 x 3'6 (1.52m x 1.07m)

Composite front door, central heating radiator, door to reception room.

Reception Room

16'3 x 10'3 (4.95m x 3.12m)

UPVC double glazed window, central heating radiator, door to hall.

Reception Room Two

15'0 x 7'8 (4.57m x 2.34m)

UPVC double glazed window and central heating radiator.

Hallway

10'0 x 5'4 (3.05m x 1.63m)

Central heating radiator, smoke alarm, doors to reception rooms, wc and kitchen diner, stairs to first floor.

Kitchen Diner

19'0 x 7'8 (5.79m x 2.34m)

UPVC double glazed window, central heating radiator, a range of glosses base and wall units, laminate work surfaces, stainless steel 1 and a half sink with mixer tap and draining board, Integrated electric oven with extractor unit, integrated fridge freezer, plumbing for dishwasher, UPVC french doors to garden and tiled flooring.

WC

5'4 x 2'11 (1.63m x 0.89m)

Central heating radiator, two piece suite, dual flush w/c, pedestal basin with mixer tap and tile effect lino flooring.

First Floor

Landing

9'6 x 3'8 (2.90m x 1.12m)

UPVC double glazed frosted window, loft access, smoke alarm, doors to bedrooms and storage, stairs to ground floor.

Bedroom One

14'4 x 9'8 (4.37m x 2.95m)

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

En Suite

7'0 x 4'3 (2.13m x 1.30m)

UPVC double glazed window, central heating radiator, three piece suite, dual flush w/c, pedestal basin, enclosed shower with direct feed shower with rinse head, partial tiled elevation, extractor fan and tile effect lino flooring.

Bedroom Two

11'8 x 8'8 (3.56m x 2.64m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'10 x 7'11 (3.30m x 2.41m)

UPVC double glazed window, central heating radiator.

Bathroom

8'8 x 5'6 (2.64m x 1.68m)

UPVC frosted window, towel rail, three piece suite, dual flush wc, pedestal wash basin with mixer tap, panelled bath with mixer tap and direct feed shower with rinse head, extractor fan, partial tiled elevation, spotlights and tile effect lino flooring.



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