



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(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	

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Mavis Road, Blackburn, BB2 6SW

£370,000

ENVIABLE SIX BEDROOM FAMILY HOME IN A SOUGHT AFTER LOCATION

Situated on the desirable Mavis Road in Blackburn, this impressive house offers a perfect blend of space and modern living. With six generously sized double bedrooms, this property is ideal for families or those seeking ample room for guests. The two large reception rooms provide versatile spaces for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The heart of the home is undoubtedly the stunning kitchen, which boasts contemporary design and functionality, perfect for culinary enthusiasts. The property also features two well-appointed shower rooms and a family bathroom, ensuring convenience for all residents.

Outside, the large rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the hassle of extensive upkeep. The garage and driveway provide ample parking for multiple vehicles, a valuable asset in today's busy world.

This house on Mavis Road is not just a home; it is a lifestyle choice, offering comfort, space, and modern amenities in a sought-after location. Whether you are looking to settle down or invest, this property is a fantastic opportunity that should not be missed.

Mavis Road, Blackburn, BB2 6SW

£370,000

**6****3****2****C**

- Substantial Semi Detached Property
 - Two Reception Rooms
 - Off Road Parking
 - EPC Rating: C
- Six Bedrooms
 - Fitted Kitchen
 - Tenure: Freehold
- Three Bathrooms
 - Enclosed Rear Yard
 - Council Tax Band: E

Ground Floor

Vestibule

6'4 x 4'11 (1.93m x 1.50m)

Composite double glazed entrance door, coving, tiled floor and door to hall.

Hall

18' x 6'7 (5.49m x 2.01m)

UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, stairs to first floor and doors to two reception rooms, kitchen, store and WVC.

Reception Room One

14'6 x 13'2 (4.42m x 4.01m)

UPVC double glazed bay window, two central heating radiators, cornice coving, picture rail, open fire and marble effect hearth and surround.

Reception Room Two

14'4 x 13'4 (4.37m x 4.06m)

UPVC double glazed bay window, two central heating radiators, coving, picture rail, gas fire, marble effect hearth and surround and UPVC double glaze door to rear.

Store

5'10 x 3'5 (1.78m x 1.04m)

Worcester boiler, wood effect laminate flooring and door to shower room.

Shower Room

8'10 x 5'11 (2.69m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, electric shower in single enclosure, wood clad ceiling, part tiled elevation and lino flooring.

Kitchen

13'1 x 10'10 (3.99m x 3.30m)

UPVC double glazed window, upright central heating radiator, spotlights, panel wall and base units. marble effect worktops, composite sink with draining board and mixer tap, integrated oven, five burner gas hob, plumbing for washing machine, space for fridge freezer, PVC clad ceiling, part tile elevation, wood effect laminate flooring and hardwood double glaze door to rear porch.

Rear Porcch

9' x 6' (2.74m x 1.83m)

UPVC double glazed French doors to rear and UPVC double glazed frosted door to garage.

Garage

15'3 x 8'6 (4.65m x 2.59m)

UPVC double glazed window and lighting.

First Floor

Landing

10'7 x 6'6 (3.23m x 1.98m)

Smoke alarm, stairs to second floor and doors to four bedrooms and bathroom.

Bedroom One

15' x 12'2 (4.57m x 3.71m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

14'3 x 12'2 (4.34m x 3.71m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

13' x 10'3 (3.96m x 3.12m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

13'10 x 7'2 (4.22m x 2.18m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

10'5 x 5'9 (3.18m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower over, PVC clad ceiling, tiled elevation and marble effect tiled floor.

Second Floor

Landing

14' x 6'10 (4.27m x 2.08m)

Velux window and doors to two bedrooms and shower room.

Bedroom Five

24'3 x 13'10 (7.39m x 4.22m)

UPVC double glazed window, two Velux windows, central heating radiator and spotlights.

Bedroom Six

13' x 9'6 (3.96m x 2.90m)

UPVC double glazed window, central heating radiator and storage.

Shower Room

9'1 x 5'9 (2.77m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, low flush WC, pedestal wash basin with mixer tap, direct feed shower in corner enclosure, extractor fan, tiled elevation and tiled floor.

External

Rear

Paved yard.

Front

Driveway for off road parking.

