



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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.

St. Gabriels Avenue, Blackburn, BB1 9RQ

Offers Over £160,000

CHARMING THREE BEDROOM SEMI DETACHED PROPERTY

Welcome to St. Gabriels Avenue in Blackburn, this enviable semi-detached house offers a perfect blend of comfort and practicality, making it an ideal family home. Built in 1950, the property spans an impressive 1,055 square feet, providing ample space for modern living.

Upon entering, you are welcomed into a spacious lounge that invites relaxation and family gatherings. The large kitchen diner is a standout feature, offering a wonderful space for cooking and entertaining, where family meals can be enjoyed together. The property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for everyone.

The family bathroom is conveniently located, and there is an additional downstairs WC, adding to the practicality of the home. Outside, the large rear garden presents a fantastic opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The driveway provides off-road parking, a valuable asset in this area.

This property is not just a house; it is a great family home that offers comfort, space, and a welcoming atmosphere. With its desirable location and thoughtful layout, it is sure to appeal to those seeking a place to create lasting memories. Don't miss the chance to make this lovely property your own.

St. Gabriels Avenue, Blackburn, BB1 9RQ

Offers Over £160,000

 **3**  **1**  **1**  **E**

- Tenure Freehold
 - Off Road Parking For One Vehicle
 - Three Well Proportioned Bedrooms
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Ideal Family Home
 - Abundance Of Indoor And Outdoor Space
- EPC Rating E
 - Viewing Essential
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed frosted door to entrance hall.

Entrance Hall

5'4 x 5' (1.63m x 1.52m)

Central heating radiator, coving, smoke alarm, stairs to first floor, doors to kitchen/dining area and reception room.

Kitchen/Dining Area

13'3 x 11' (4.04m x 3.35m)

UPVC double glazed window, coving, central heating radiator, under stairs storage, Worcester boiler, range of wall and base units, laminate work top, composite sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, dishwasher, space for freestanding oven, tiled splash back, extractor hood, wood effect flooring and door to rear hall.

Rear Hall

4'2 x 4'4 (1.27m x 1.32m)

UPVC double glazed window, UPVC frosted door to rear, coving, wood effect flooring and door to WC.

WC

4'2 x 4' (1.27m x 1.22m)

UPVC double glazed frosted window, low flush WC, pedestal wash basin, loft hatch and wood effect flooring.

Reception Room

18'9 x 11'4 (5.72m x 3.45m)

Two UPVC double glazed windows, coving, two ceiling roses, central heating radiator, open fire with decorative surround and television point.

First Floor

Landing

11'3 x 2'10 (3.43m x 0.86m)

UPVC double glazed window, doors to three bedrooms, bathroom and loft access.

Bedroom One

14'8 x 10'2 (4.47m x 3.10m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

11'6 x 8'2 (3.51m x 2.49m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

10'1 x 8'2 (3.07m x 2.49m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

8'5 x 4'11 (2.57m x 1.50m)

UPVC double glazed frosted window, central heating radiator, P

shaped bath with mixer tap, overhead electric feed shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevation, storage and wood effect flooring.

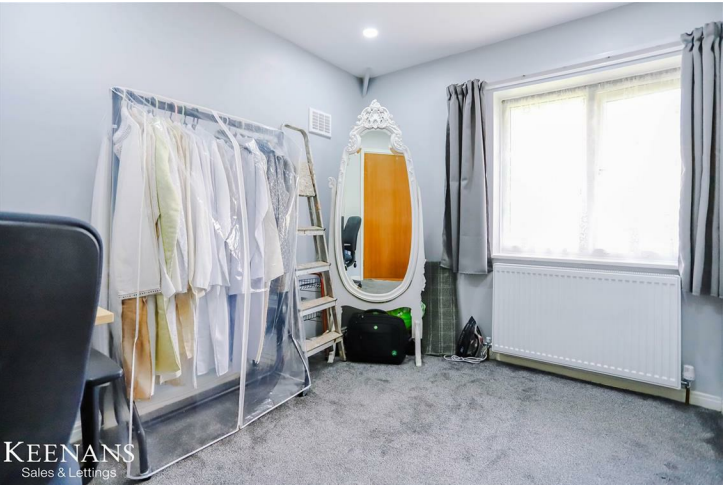
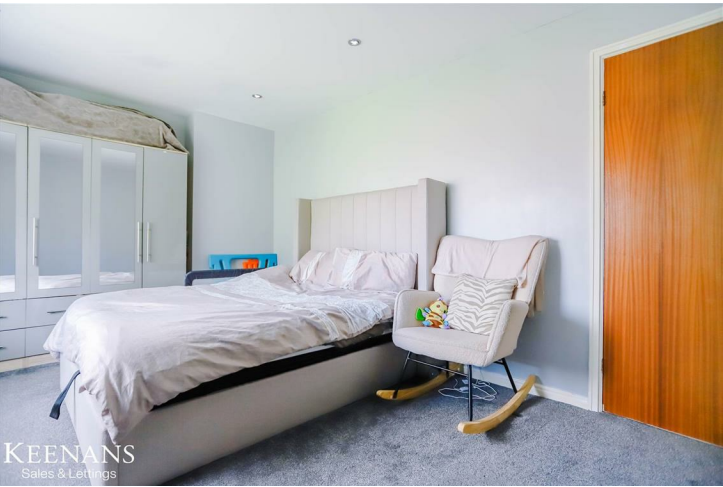
External

Front

Enclosed paved drive, laid to lawn garden and bedding areas.

Rear

Enclosed laid to lawn garden, bedding areas, mature shrubs and partial paving.



Tel: 01254916276

www.keenans-estateagents.co.uk