



Heaning Avenue, Blackburn, BB1 2AY

Offers Over £195,000

PERFECT FAMILY HOME

Welcome to this charming house located on Heaning Avenue in Blackburn, a delightful property that is perfect for families or professionals seeking a comfortable and convenient living space. This home boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The property features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family.

The contemporary kitchen is a standout feature, designed with modern living in mind. It includes a dining area, making it a perfect spot for family meals or casual gatherings. The neutral decor throughout the house allows you to move straight in without the need for immediate renovations, making it an excellent choice for those looking for a hassle-free transition.

Additionally, the property offers off-road parking, a valuable asset in today's busy world. Its convenient location means you are just a stone's throw away from local amenities and key commuter routes, ensuring that everything you need is within easy reach.

This house on Heaning Avenue is not just a place to live; it is a home where you can create lasting memories. With its blend of comfort, style, and practicality, it is an opportunity not to be missed. We invite you to come and see for yourself the potential this property holds.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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 3  1  2  D

- Fully Renovated Semi Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking
 - EPC Rating D
- Three Bedrooms
 - Ample Living Space
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Low Maintenance Rear Garden
 - Council Tax Band B

Ground Floor

Entrance Porch

4'6 x 2'1 (1.37m x 0.64m)
UPVC double glazed French front door and door to hall.

Hall

7'7 x 7'4 (2.31m x 2.24m)
Central heating radiators, doors leading to kitchen, reception room one, store and stairs to first floor.

Reception Room One

20'9 x 10'11 (6.32m x 3.33m)
UPVC double glazed bay window, central heating radiator, coving and open arch to reception room two.

Reception Room Two

9'10 x 7'10 (3.00m x 2.39m)
UPVC double glazed window, central heating radiator, coving and door to kitchen.

Kitchen

19'10 x 7'5 (6.05m x 2.26m)
Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, glass splashback, stainless steel sink and drainer with mixer tap, enclosed boiler, tiled flooring and door to side elevation.

First Floor

Landing

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

Bedroom One

11'2 x 10'11 (3.40m x 3.33m)
UPVC double glazed bay window and central heating radiator.

Bedroom Two

10'11 x 9'4 (3.33m x 2.84m)
UPVC double glazed window, central heating radiator and loft access.

Bedroom Three

7'11 x 7'5 (2.41m x 2.26m)
UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 7'4 (2.49m x 2.24m)
Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, tiled elevations, spotlights, tiled effect flooring and fitted storage.

External



Tel: 01254916276

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