



St. Lawrence Avenue, Blackburn, BB2 7DG

Offers Over £250,000

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor and outdoor space, beautifully presented interior and modern fixtures and fittings, this exceptional three bedroom semi detached bungalow is being proudly welcomed to the market in the desirable location of Blackburn on a popular estate. With neutral decoration, off road parking and integral garage, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Clitheroe, Chorley and major motorway links. Having been presented and maintained to the highest standard throughout with three generously sized bedrooms, open plan living space and gardens to both the front and the rear, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance porch provides access on to a hallway and integral garage. The hallway comprises of doors on to a spacious reception room, contemporary fitted kitchen, three generously sized bedrooms, modern shower room and WC. Externally there is a laid to lawn garden to the rear with paving, bedding and mature shrubs. To the front there is a garden with artificial lawn, paving and bedding areas, off road parking and access to the garage.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	81
(81-91) B		
(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 Bungalow
 - Three Piece Modern Shower Room
 - Off Road Parking And Garage
 - EPC Rating: D
- Spacious Reception Room
 - Fitted Kitchen
 - Freehold
- Three Bedrooms
 - Enclosed Rear Garden
 - Council Tax Band: D

Ground Floor

Porch

6'7 x 4'1 (2.01m x 1.24m)

UPVC double glazed frosted entrance door, UPVC double glazed frosted window, lino flooring, hardwood single glazed frosted door to hall, sliding door to garage and UPVC double glazed frosted door to rear.

Garage

19'6 x 8'7 (5.94m x 2.62m)

Up and over door, UPVC double glazed frosted window, power, lighting and UPVC double glazed frosted door to rear.

Hall

18' x 11'1 (5.49m x 3.38m)

Central heating radiator, coving, loft access, smoke alarm, wood effect laminate flooring and doors to reception room, kitchen, three bedrooms, shower room and WC.

Reception Room

20'11 x 13'8 (6.38m x 4.17m)

Two UPVC double glazed frosted windows, UPVC double glazed leaded inset bow window, two central heating radiators, coving and TV point.

Kitchen

11' x 9'11 (3.35m x 3.02m)

UPVC double glazed window, spotlights, grey gloss wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and high spout mixer tap, integrated electric oven, four ring gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, wood effect laminate floor and UPVC double glazed frosted door to rear.

Bedroom One

12'3 x 11'8 (3.73m x 3.56m)

UPVC double glazed leaded window, central heating radiator.

Bedroom Two

15'2 x 8'2 (4.62m x 2.49m)

UPVC double glazed leaded window, central heating radiator and coving.

Bedroom Three

9' x 7'10 (2.74m x 2.39m)

UPVC double glazed leaded window, central heating radiator and coving.

Shower Room

6' x 5'10 (1.83m x 1.78m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower in corner enclosure, extractor fan, PVC clad ceiling, tiled elevation and tiled floor.

WC

5'10 x 2'9 (1.78m x 0.84m)

UPVC double glazed frosted window, spotlights, dual flush WC, vanity top wash basin with mixer tap, extractor fan, PVC clad ceiling, tiled elevation and tiled floor.

External

Front

Laid to lawn, mature shrubs, bedding areas and flagged driveway.

Rear

Laid to lawn, paving, mature shrubs and bedding areas.

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