



Coronation Avenue, Blackburn, BB2 5EL

Offers In The Region Of £190,000


AN EXCEPTIONAL SEMI DETACHED FAMILY HOME

Nestled on the charming Coronation Avenue in Blackburn, this exceptional semi-detached family home presents a wonderful opportunity for those seeking a blend of comfort and style. Boasting a generous layout, the property features one inviting reception room and two spacious double bedrooms, making it ideal for families or those looking for extra space.

The heart of the home is undoubtedly the well-appointed kitchen, which flows seamlessly into a separate dining area, perfect for entertaining guests or enjoying family meals. The property also benefits from a fantastic loft conversion, providing additional living space that can be tailored to your needs, whether as a home office, playroom, or guest accommodation.

Outside, the property shines with beautifully maintained gardens that offer a tranquil retreat from the hustle and bustle of daily life. The impressive summer house adds a unique touch, providing an ideal space for relaxation or hobbies. Ample off-road parking ensures convenience for residents and visitors alike.

Located in one of Blackburn's most sought-after areas, this home is surrounded by a friendly community and is within easy reach of local amenities, schools, and parks. The neutral decoration throughout serves as a blank canvas, allowing potential buyers to infuse their personal style and make this house truly their own.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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- Semi-Detached Property
- Contemporary Fitted Kitchen
- Enclose Rear Garden With Summer House
- Tenure: Freehold
- Two Bedrooms With Loft Room
- Utility Room
- EPC: TBC
- Spacious Living Area
- Three Piece Bathroom
- Council Tax Band: A

Ground Floor

Hallway

8'10 x 6'11 (2.69m x 2.11m)

Reception Room

19'5 x 10'6 (5.92m x 3.20m)

Kitchen

10'0 x 6'10 (3.05m x 2.08m)

Dining Area

7'7 x 6'5 (2.31m x 1.96m)

Utility Room

6'5 x 3'10 (1.96m x 1.17m)

First Floor

Landing

9'2 x 3'3 (2.79m x 0.99m)

Bedroom One

15'3 x 9'2 (4.65m x 2.79m)

Bedroom Two

11'10 x 10'0 (3.61m x 3.05m)

Bathroom

6'3 x 5'9 (1.91m x 1.75m)

Second Floor

Loft Room

18'0 x 8'2 (5.49m x 2.49m)

External

Summer House

13'5 x 10'0 (4.09m x 3.05m)

Store

10'0 x 4'4 (3.05m x 1.32m)



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