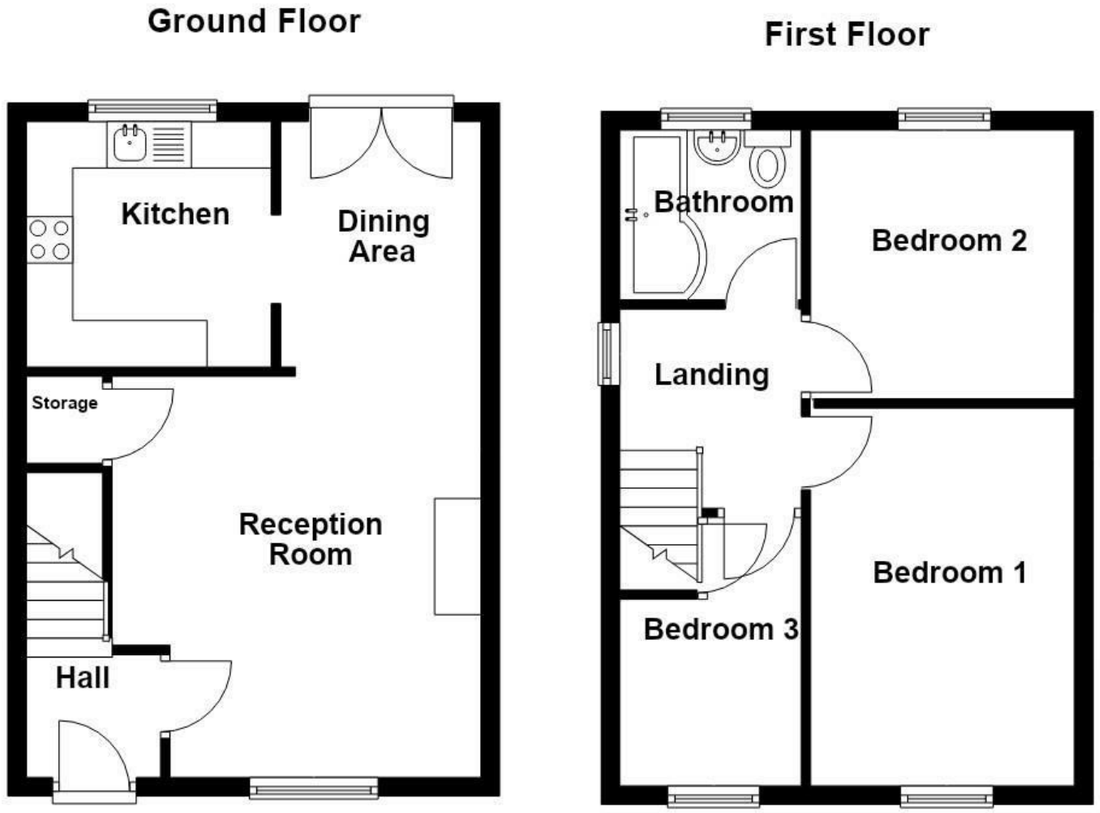
Keenans




Total area: approx. 68.8 sq. metres (740.2 sq. feet)











# Lindisfarne Avenue, Blackburn, BB2 3EH

# £895 Per Month

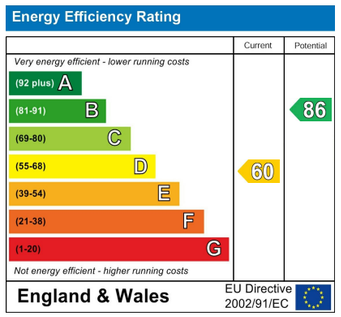
THE PERFECT THREE BEDROOM SEMI-DETACHED PROPERTY NOW AVAILABLE IN BLACKBURN

Welcome to this charming semi-detached house located on Lindisfarne Avenue in the heart of Blackburn. This delightful property features three well-proportioned bedrooms, making it an ideal family home for those seeking comfort and convenience.

The house boasts off-road parking, ensuring that you will never have to worry about finding a space for your vehicle. The popular location of Blackburn offers a vibrant community atmosphere, with local amenities, schools, and parks just a stone's throw away, making it perfect for families and professionals alike.

Inside, the property provides a warm and inviting space, ready for you to make it your own. The layout is practical and functional, allowing for easy living and entertaining.
This is a fantastic opportunity to rent a lovely home in a sought-after area. Do not miss your chance to experience the charm and convenience of this property on Lindisfarne Avenue.

For further info or to book a viewing please contact our Lettings team.




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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Lindisfarne Avenue, Blackburn, BB2 3EH

## £895 Per Month

3 1 2 D

- Council Tax Band B
- Three Well Proportioned Bedrooms
- Enclosed Rear Garden Space
- EPC Rating D
- Fitted Kitchen
- Easy Access To Major Commuter Routes
- Off Road Parking
- Three Piece Bathroom Suite
- Ample Indoor And Outdoor Space With Viewing Essential

### Ground Floor

### Entrance
UPVC double glazed door to hall.

### Hall
14'2 x 4'9 (4.32m x 1.45m)

Central heating radiator, smoke alarm and laminate flooring.

### Reception Room
14'2 x 12'6 (4.32m x 3.81m)

UPVC double glazed window, central heating radiator, living flame gas fire with decorative surround, storage, open access to dining room and laminate flooring.

### Dining Area
8'8 x 7'1 (2.64m x 2.16m)

Central heating radiator, open access to kitchen, UPVC double glazed French doors to garden and laminate flooring.

### Kitchen
8'8 x 8'8 (2.64m x 2.64m)

UPVC double glazed window, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, tiled splash back, oven, four ring gas hob, extractor hood, plumbed for washing machine, space for fridge freezer and vinyl flooring.

### First Floor

### Landing
6'11 x 6'5 (2.11m x 1.96m)

UPVC double glazed window on the stair return, doors to three bedrooms and bathroom.

### Bedroom One
13'5 x 9'4 (4.09m x 2.84m)

UPVC double glazed window and central heating radiator.

### Bedroom Two
9'5 x 9'4 (2.87m x 2.84m)

UPVC double glazed window and central heating radiator.

### Bedroom Three
6'5 x 5'7 (1.96m x 1.70m)

UPVC double glazed window and central heating radiator and storage.

### Bathroom
6'5 x 6' (1.96m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, L shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevation, extractor fan, spotlights and tiled effect flooring.

### External

### Front
Laid to lawn garden and driveway for off road parking.

### Rear
Enclosed laid to lawn garden with paved area.





