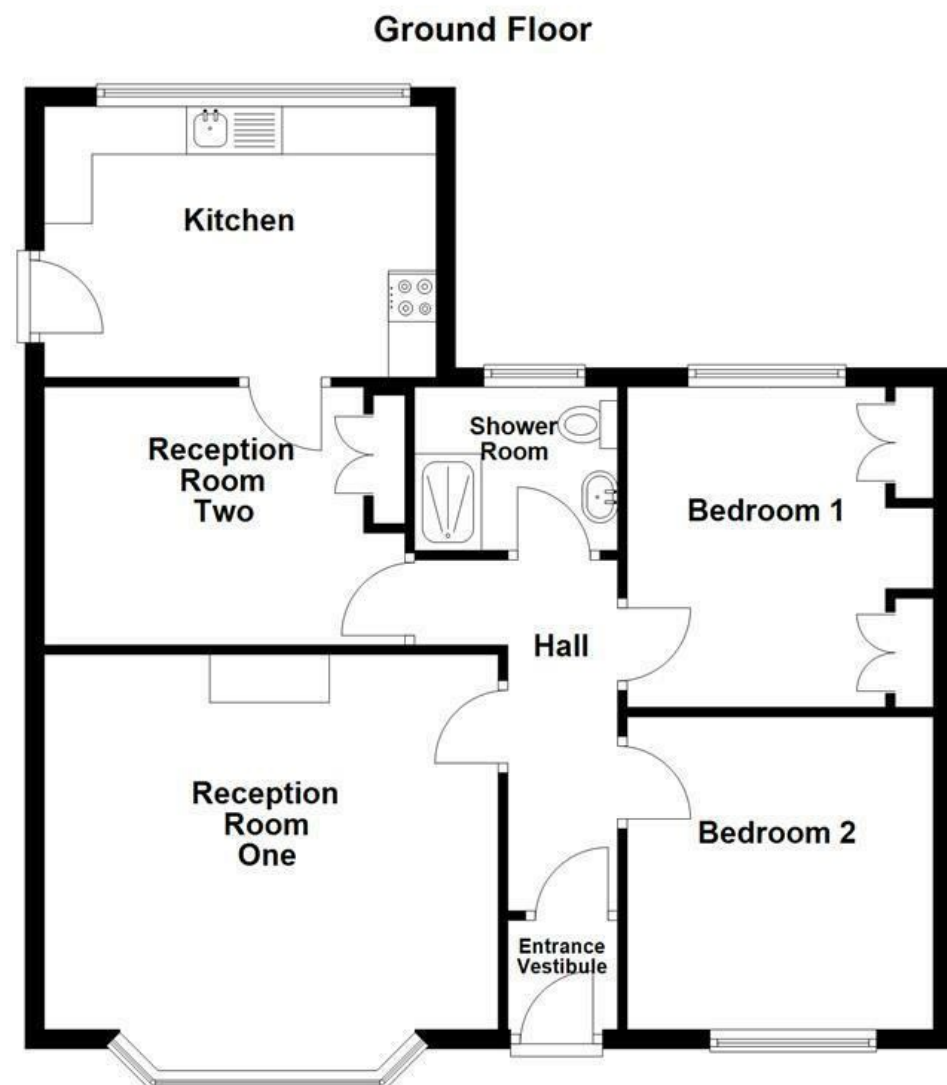




| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 75                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 64      |                         |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Woodside Avenue, Blackburn, BB1 4EX

### £210,000

A FATNASTIC TWO BEDROOM SEMI DETACHED TRUE BUNAGLOW

Situated on Woodside Avenue in the charming area of Rishton, Blackburn, this delightful two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those looking to invest. Set on a generous plot, the property boasts a substantial garden, perfect for outdoor enthusiasts or families seeking space for children to play.

Upon entering, you will find two inviting living areas that provide ample room for relaxation and entertaining. The spacious kitchen is well-equipped, offering a functional space for culinary pursuits. The two double bedrooms are generously sized, ensuring comfort and privacy for all occupants. A modern shower room adds a touch of contemporary style to the home.

One of the standout features of this property is the detached garage, which offers additional storage or potential for a workshop. The large driveway provides convenient off-road parking, a valuable asset in today's market.

This home is sold with no chain, allowing for a smooth and swift transaction. With an abundance of potential, this property is a blank canvas awaiting your personal touch. Whether you wish to create your dream home or explore the possibilities of expansion, this house is brimming with opportunities. Do not miss the chance to view this lovely property in a sought-after location.



# Woodside Avenue, Blackburn, BB1 4EX

£210,000

 2  1  2  D

- Tenure TBC
  - Off Road Parking With Driveway And Access To A Garage For Extra Storage Space
  - Viewing Essential
  - Easy Access To Major Network Links
- Council Tax Band C
  - Two Generously Sized Bedrooms
  - Sought After Area
- EPC Rating D
  - Ideal For A Couple Wishing To Downsize
  - Envious Gardens

## Ground Floor

### Entrance Vestibule

3'9 x 3'9 (1.14m x 1.14m)

### Hall

14'5 x 7'6 (4.39m x 2.29m)

### Reception Room One

15'7 x 12'10 (4.75m x 3.91m)

### Reception Room Two

12'5 x 8'10 (3.78m x 2.69m)

### Kitchen

13'6 x 9'3 (4.11m x 2.82m)

### Bedroom One

11' x 10'6 (3.35m x 3.20m)

### Bedroom Two

10'11 x 10'6 (3.33m x 3.20m)

### Shower Room

7'4 x 5'8 (2.24m x 1.73m)

## External

### Rear

Envious garden space.

### Front

Off road parking and access to garage for extra storage or workshop.



Tel: 01254389384

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)