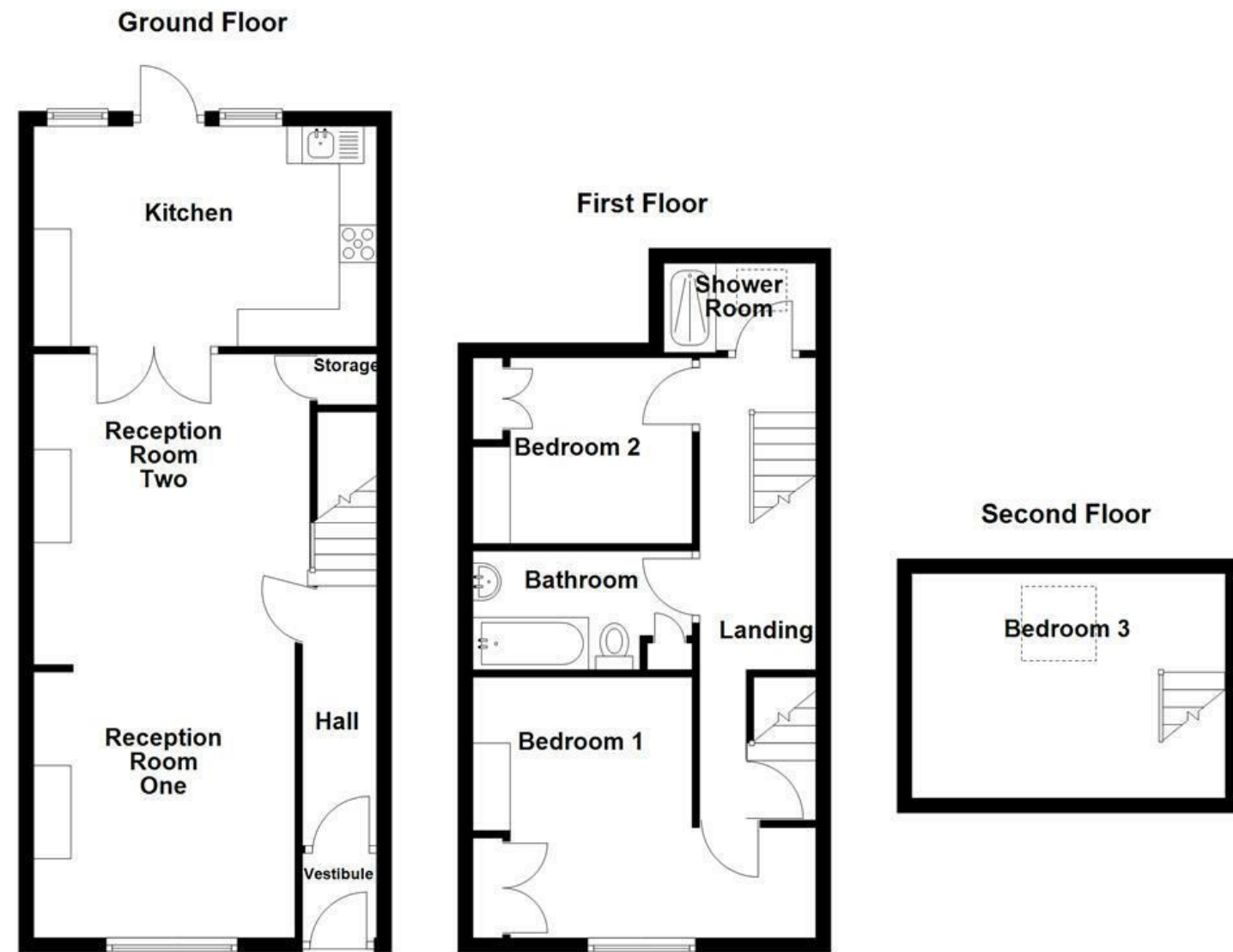




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Park Avenue, Blackburn, BB6 7RP

£159,950

A FANTASTIC FAMILY HOME

Located in the charming area of Park Avenue, Great Harwood, Blackburn, this beautifully renovated terraced house offers a delightful blend of modern living and traditional comfort. Spanning three floors, the property boasts three generously sized double bedrooms, ensuring ample space for family or guests.

The open-plan layout creates a welcoming atmosphere, perfect for both relaxation and entertaining. The two living areas are enhanced by a cosy log burner, providing a warm focal point during the colder months. The modern kitchen is a chef's dream, equipped with contemporary fixtures and fittings that make cooking a pleasure.

The property features a stylish modern shower room, alongside a family bathroom, catering to the needs of a busy household. Outside, the spacious rear yard offers a private retreat, ideal for summer gatherings or simply enjoying a quiet moment in the fresh air.

Situated in a sought-after location, this home is not only a sanctuary but also conveniently close to local amenities, schools, and transport links. This property is a perfect opportunity for those seeking a comfortable and stylish home in a vibrant community. Don't miss the chance to make this lovely house your new home.

Park Avenue, Blackburn, BB6 7RP

£159,950

3

2

2

D

- Three Generously Sized Bedrooms

■ Council Tax Band A

■ EPC Rating D

■ Viewing Recommended

■ Open Plan Layout And Fully Renovated

■ Spacious Rear Yard

■ Sought After Location

■ Tenure Leasehold

■ Modern Shower Room And Family Bathroom

■ Easy Access To Major Network Links

Ground Floor

Entrance

UPVC frosted door to vestibule.

Vestibule

3'1 x 3'3 (0.94m x 0.99m)
Coving, picture rail, spotlights and door to hall.

Hall

11'2 x 3'3 (3.40m x 0.99m)
Central heating radiator, coving, dado rail, spotlights, stairs to first floor, door to reception room two and wood effect laminate flooring.

Reception Room Two

13'8 x 12' (4.17m x 3.66m)
Under stairs storage, central heating radiator, coving, wood effect laminate flooring, open to reception room one, double doors to kitchen and door to under stairs storage.

Reception Room One

11'8 x 11'6 (3.56m x 3.51m)
UPVC double glazed window, central heating radiator, multi fuel burning stove with stone surround, television point, coving and wood effect laminate flooring.

Kitchen

15'1 x 9'9 (4.60m x 2.97m)
Two UPVC double glazed windows, upright central heating radiator, range of gloss wall and base units with wood effect work surfaces, integrated high rise double oven, five ring gas hob and extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, integrated fridge freezer, spotlights and wood effect laminate flooring.

First Floor

Landing

21' x 5'1 (6.40m x 1.55m)
Central heating radiator, coving, doors to two bedrooms, bathroom, shower room, stairs to second floor and wood effect laminate flooring.

Bedroom One

13'10 x 11'7 (4.22m x 3.53m)
UPVC double glazed window, central heating radiator, storage, coving, spotlights and wood effect laminate flooring.

Bedroom Two

8'9 x 8'3 (2.67m x 2.51m)
UPVC double glazed window, central heating radiator, storage and spotlights.

Bathroom

9'8 x 4'7 (2.95m x 1.40m)
Central heating towel rail, storage, dual flush WC, wood panel bath with jets, pedestal wash basin with mixer tap, tiled elevation, coving, extractor fan, spotlights and tiled floor.

Shower Room

6'9 x 3'10 (2.06m x 1.17m)
Velux window, central heating towel rail, enclosed direct feed shower, part tiled elevation, spotlights and wood effect flooring.

Second Floor

Bedroom Three

13'11 x 9'11 (4.24m x 3.02m)
Velux window, central heating radiator and eaves storage.

External

Rear

Enclosed paved yard.

Front

Paved courtyard.



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