



## **Newington Avenue, Blackburn**

**\*\*\*EXQUISITE SEMI-DETACHED FAMILY HOME THAT IS IMMACULATELY PRESENTED\*\*\***

Proudly welcoming to the market this contemporary, semi-detached family home which occupies a fantastic position overlooking spectacular views across Wilpshire. Boasting spacious accommodation and presented to the highest of standards throughout this property offers modern layout with excellent fixtures and fittings, making it perfect for family living.

Situated in a desirable location on the doorstep of the Ribble Valley, this property offers a great combination of networks links to Blackburn, Preston and beyond along with being ideally located to local schools and amenities.

- Stunning Semi Detached Property
- Wonderful Open Views
- Spacious Reception Room
- Three Double Bedrooms
- Contemporary Fitted Kitchen
- Three Piece Family Bathroom
- Admirable Gardens
- High Quality Fixtures and Fittings
- Off Road Parking

**Offers in excess of £190,000**



## Ground Floor

### Hallway

7'4" x 6'11" (2.24 x 2.13)

Welcoming hallway with access to the reception room and stairs leading to the first floor, UPVC double glazed window, under stairs storage, ceiling light fitting, wooden flooring.

### Reception Room

18'0" x 10'5" (5.51 x 3.18)

UPVC double glazed window, central heating radiator, feature gas fireplace with marble hearth, mantle and surround, coving to ceiling, two ceiling light fittings, television point, wooden flooring and open access to the kitchen/dining area.

### Kitchen/Diner

18'1" x 12'5" (5.53 x 3.80)

UPVC double glazed window, range of white high gloss wall and base units with wood effect worktops, inset stainless steel sink and drainer with mixer tap, integrated electric oven and microwave with inset four ring electric hob and extractor hood, integrated fridge/freezer, ceiling spotlights, chrome central heating radiator, doorway to utility room, UPVC double glazed French doors to the rear, central heating radiator, coving to ceiling, ceiling light fitting, wooden flooring.

### Utility Room

7'3" x 4'8" (2.23 x 1.43)

UPVC double glazed window, white wall and base unit with wood effect worktop, space and plumbing for washing machine, dryer and under counter fridge/freezer, ceiling light fitting, wooden flooring.

### WC

4'2" x 2'7" (1.28 x 0.79)

Close coupled dual flush WC, vanity wash basin with waterfall effect mixer tap, tiled splashbacks, ceiling light fitting.

## First Floor

### Landing

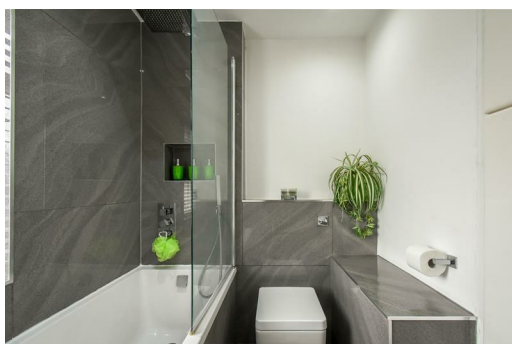
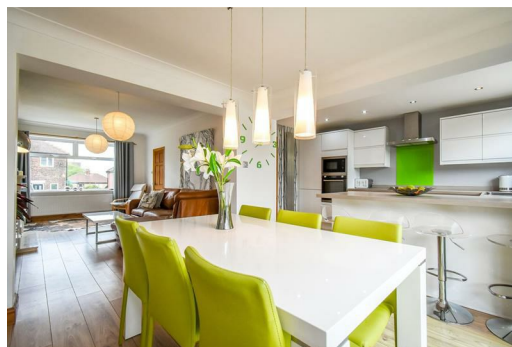
5'2" x 4'7" (1.59 x 1.40)

Doors leading to the three double bedrooms and family bathroom, ceiling light fitting, carpet flooring.

### Bedroom One

18'1" x 7'5" (5.52 x 2.28)

Two UPVC double glazed window, two central heating radiators, coving to ceiling, ceiling light fitting, carpet flooring.



### Bedroom Two

9'7" x 8'2" (2.94 x 2.49)

UPVC double glazed window, central heating radiator, floor to ceiling fitting wardrobe with mirror panels, ceiling light fitting, carpet flooring.

### Bedroom Three

9'11" x 7'8" (3.03 x 2.35)

UPVC double glazed window, central heating radiators, ceiling light fitting, carpet flooring.

### Bathroom

8'2" x 5'2" (2.50 x 1.58)

UPVC double glazed window, three piece bathroom suite comprising; enclosed dual flush WC, wall mounted wash basin with mixer tap, bath with mixer tap and overhead mains feed shower with rainfall effect shower head and separate shower head attachment, fully tiled elevations, chrome central heating towel rail, ceiling spotlights, tiled flooring.

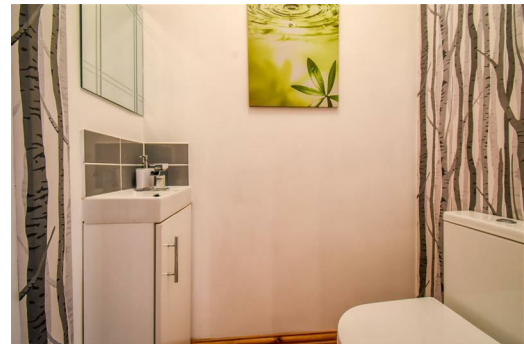
### External

#### Front

Steps up to the front door of the property, planted front garden and tarmac driveway providing off road parking with access to the rear of the property.

#### Rear

Paved patio area and decking area leading to a laid to lawn garden surrounded by bedding plant areas and enclosed with fencing.





**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		