

curtis law

ESTATE AGENTS



Royshaw Avenue, Blackburn

**** BEAUTIFULLY PRESENTED SEMI DETACHED PROPERTY IN DESIRABLE LOCATION ****

Hitting the market, Curtis Law Estate Agents are proud to welcome this spacious and breathtaking semi detached property. Located in an ever so popular location just off Openshaw Drive in Pleckgate, this beautiful property ticks all the boxes and is a true credit to the homeowners! Comprising of a spacious living room, dining room, modern fitted kitchen, three good sized bedrooms, a WC and two piece family bathroom suite, a growing family would be perfectly suited to this immaculately presented home!

Nestled in a popular residential estate, this property benefits from being a stones throw away from local amenities including a Pharmacy, Doctors, Convenience Stores and Restaurants. In addition, Roe Lee Park and Corporation Park are within a five minutes drive providing stunning scenic walks and pretty picnic spot. There are also strong network links and bus routes to Blackburn Town Centre, Darwen, Preston and beyond.

Get in contact with our sales team to arrange a viewing on this stunning property!

- Semi- Detached Property
- Modern Fitted Kitchen
- Driveway
- Freehold
- Immaculately Presented
- Spacious Dining Room
- Extensive Front and Rear Garden
- Stunning Living Room
- Three Good Sized Bedrooms
- Excellent Location

Offers in the region of £179,950

Royshaw Avenue, Blackburn

Ground Floor

Hall

6'10" x 3'7" (2.10 x 1.10)

UPVC double glazed window, central heating radiator, ceiling light fitting, door to living room, stairs to first floor, carpet flooring.

Living Room

12'10" x 12'1" (3.93 x 3.70)

UPVC double glazed window, ceiling light fitting, central heating radiator, inset feature fireplace with marble hearth and surround, television point, door to under stair storage, double doors leading to dining room, carpet flooring.

Dining Room

12'6" x 8'3" (3.83 x 2.54)

UPVC double glazed French door to rear, ceiling light fitting, central heating radiator, archway leading to kitchen, carpet flooring.

Kitchen

12'7" x 6'5" (3.86 x 1.96)

UPVC double glazed window, doors to the rear, range of cream high gloss wall and base units with wood effect worktops, inset stainless steel one sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, part tiled elevations, space for washing machine, space for fridge/freezer, ceiling light fitting, smoke alarm, laminate tile flooring.

First Floor

Landing

8'2" x 6'4" (2.49 x 1.95)

UPVC double glazed frosted window, ceiling light fitting, thermostat, doors to three bedrooms, two piece bathroom suite and WC, carpet flooring.

Bedroom One

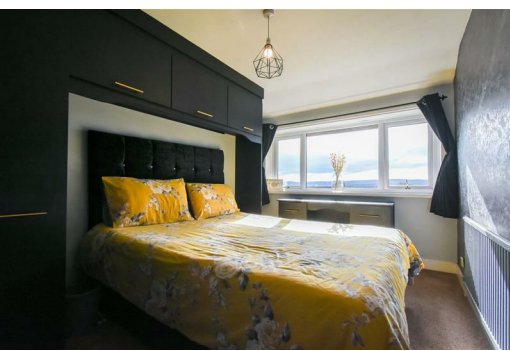
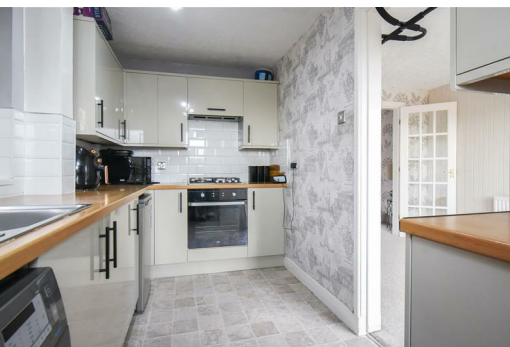
12'11" x 8'5" (3.95 x 2.58)

UPVC double glazed window, central heating radiator, ceiling light fitting, fitted wardrobes, carpet flooring.

Bedroom Two

12'6" x 11'8" (3.82 x 3.58)

UPVC double glazed window, central heating radiator, ceiling light fitting, fitted wardrobes, carpet flooring.



Bedroom Three

9'1" x 6'4" (2.79 x 1.95)

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

Bathroom

7'10" x 6'5" (2.40 x 1.96)

UPVC double glazed frosted window, two piece bathroom suite comprising; vanity wash basin with mixer tap, panel bath with centered mixer taps and wall mounted 'Mira' electric shower with glass screen, full tiled elevations, central heating radiator, ceiling spotlights, laminate wood flooring.

WC

4'10" x 2'9" (1.48 x 0.84)

UPVC double glazed frosted window, close coupled dual flush WC, part tiled elevations, ceiling light fitting, laminate flooring.

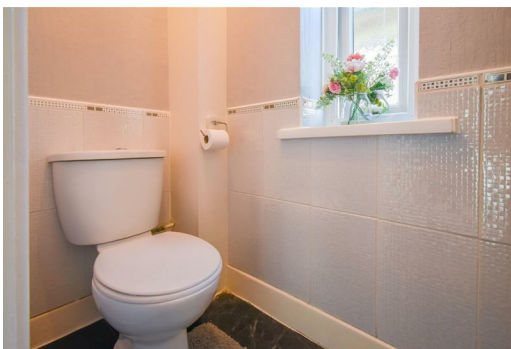
External

Front

Paved driveway providing off road parking, laid to lawn garden with mature shrubbery, side entrance to the front of the property.

Rear

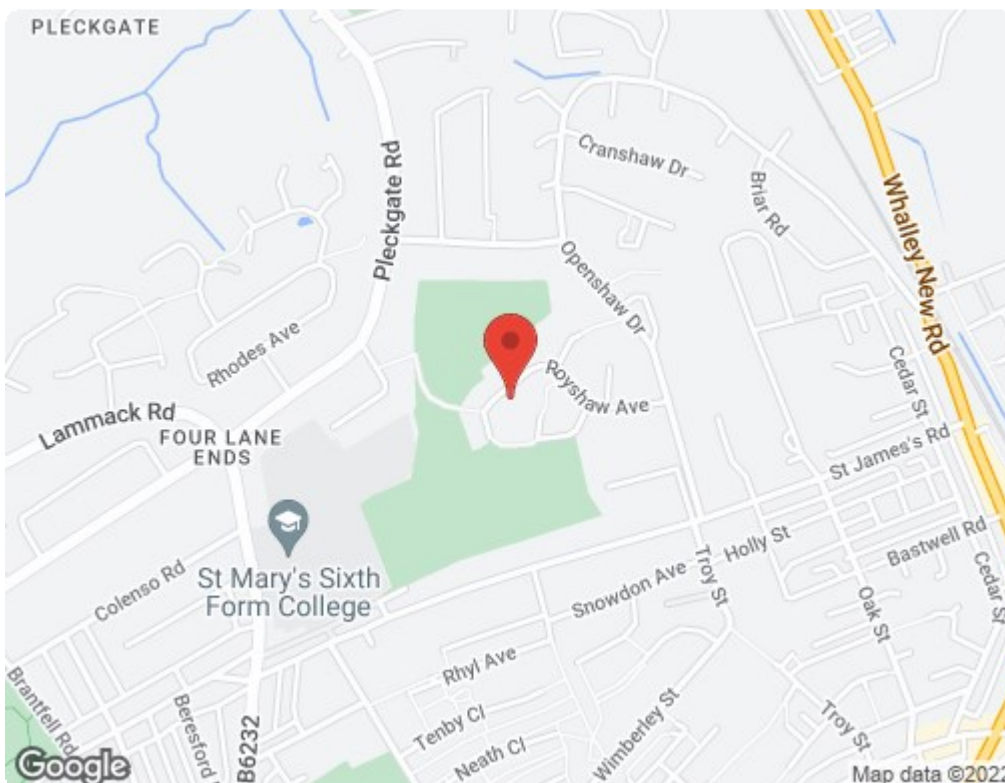
AstroTurf garden tier with steps leading down to a graveled area, wood fencing.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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