



Calgary Avenue, Blackburn

Coming to the market with NO UPWARD CHAIN sits this impressive and WELL PRESENTED three bedroom home that would be perfect for a FIRST TIME BUYER. Located in a HUGELY POPULAR Blackburn location, the property boasts three generous bedrooms, a fitted kitchen, modern bathroom suite and a driveway for multiple cars.

Located on a quiet cul-de-sac in an increasingly popular location, the property has strong network links to Blackburn, the Ribble Valley, Preston and beyond. Extensive local amenities are also close by such as schools, shops, supermarkets and bus routes.

- Semi Detached
- Ideal First Home
- No Chain
- Good Network Links
- Three Bedrooms
- Garage
- Spacious Rear Garden
- Great Location
- Parking
- Great For Families

Offers in excess of £150,000

Calgary Avenue, Blackburn

Ground Floor

Hallway

5'11" x 4'6" (1.82 x 1.39)

Lounge

20'11" x 14'6" (6.38 x 4.43)

Kitchen

8'9" x 8'0" (2.69 x 2.45)

First Floor

Landing

6'11" x 6'10" (2.12 x 2.09)

Bathroom

6'11" x 6'9" (2.12 x 2.06)

Bedroom One

10'9" x 10'6" (3.28 x 3.21)

Bedroom Two

10'0" x 8'8" (3.06 x 2.66)

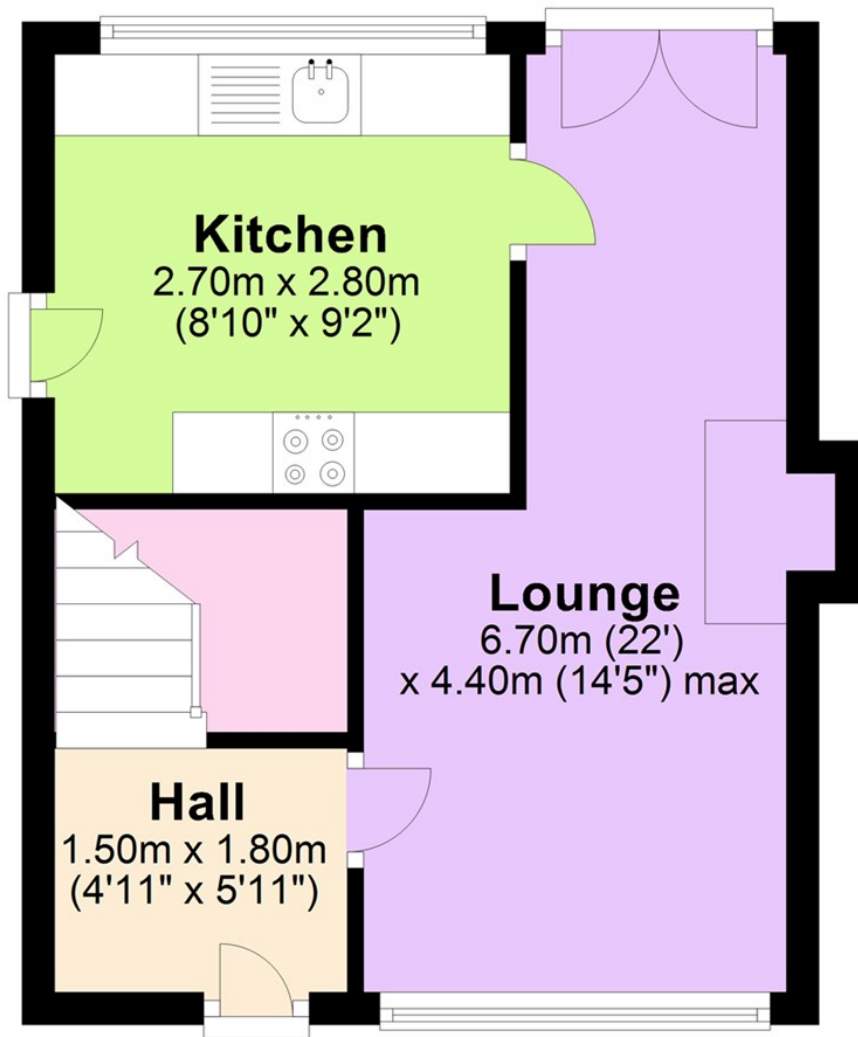
Bedroom Three

8'10" x 6'9" (2.70 x 2.08)





Ground Floor



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