

curtis law

ESTATE AGENTS



Rhodes Avenue, Blackburn

**** STUNNING THREE BEDROOM SEMI DETACHED PROPERTY IN PLECKGATE ****

Curtis Law Estate Agents are delighted to welcome to the market this excellent three bedroom family home situated in the sought after area of Pleckgate. A true credit to the homeowner, this property has been maintained to the highest standard and is complete with an open plan living room and dining area, modern fitted kitchen, three piece bathroom suite and three generously sized bedrooms. In addition, this property is complete with extensive front and rear gardens and a driveway/garage providing off road parking, making it the perfect family home!

Being located in a desirable location, there are an abundance of amenities on the doorstep including Convenience Stores, Pharmacy, Doctors and Restaurants. Furthermore, St Mary's Sixth Form College and St James' C of E School are within close proximity, along with network links which provide access to Blackburn Town Centre, Clitheroe, Preston and beyond!

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

- Semi- Detached Property
- Three Piece Bathroom Suite
- Driveway and Garage
- Freehold
- Open Plan Living Room/ Dining Room
- Three Bedrooms
- Close to Local Amenities
- Modern Fitted Kitchen
- Extensive Front and Rear Gardens
- Desirable Area of Pleckgate

Offers over £160,000

Rhodes Avenue, Blackburn

Ground Floor

Hallway

10'1" x 6'1" (3.08 x 1.86)

UPVC double glazed frosted window, central heating radiator, ceiling light fitting, smoke alarm, alarm system, thermostat, dado rail, door to under stairs storage, doors to living room and bathroom, laminate wood flooring.

Living Room/ Dining Room

22'8" x 10'9" (6.93 x 3.29)

x2 UPVC double glazed windows, coving to ceiling, central heating radiator, x2 ceiling light fitting, x1 wall light fitting, feature electric fireplace with tile hearth and wood surround, carpet flooring. Door to kitchen.

Kitchen

9'6" x 5'11" (2.91 x 1.82)

UPVC double glazed frosted window, UPVC double glazed frosted door to rear, range of wood wall and base units with granite effect work tops, inset stainless steel sink and drainer with mixer tap, integrated oven with ceramic four ring hob with extractor fan, under counter space for washing machine, batten ceiling light fitting, extractor fan, 'Vaillant' Combi boiler, laminate wood flooring.

Bathroom

6'0" x 5'5" (1.83 x 1.66)

UPVC double glazed frosted window, three piece bathroom suite comprising; front mount flush WC, full pedestal wash basin with mixer tap, panel bath with mixer taps and electric wall mounted mains feed shower, full tiled elevations, coving to ceiling, central heating radiator, ceiling light fitting, vinyl tile effect flooring.

First Floor

Landing

7'8" x 2'0" (2.34 x 0.63)

UPVC double glazed window, ceiling light fitting, dado rail, loft access, smoke alarm, doors to three bedrooms, carpet flooring.

Bedroom One

14'1" x 9'0" (4.30 x 2.75)

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

Bedroom Two

12'11" x 9'1" (3.96 x 2.77)

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



Bedroom Three

9'7" x 7'9" (2.94 x 2.37)

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

External

Front

Laid to lawn garden with areas of mature shrubbery, tarmac paved driveway providing off road parking for multiple vehicles, the garage can be accessed to the side of the property.

Rear

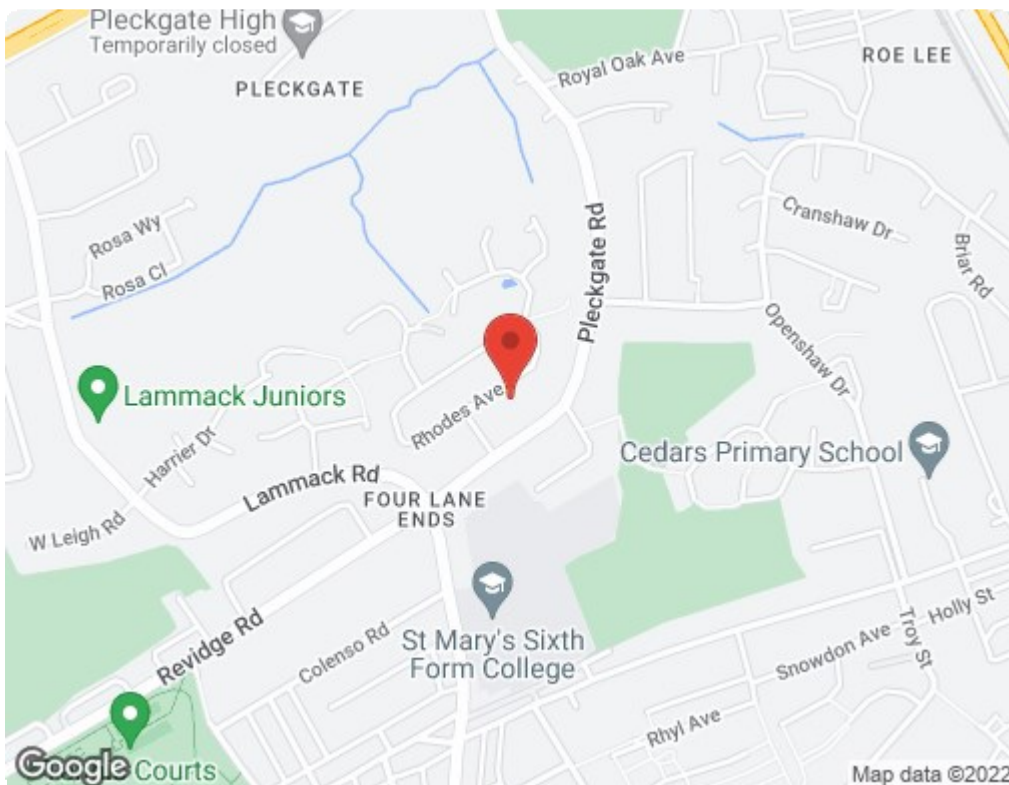
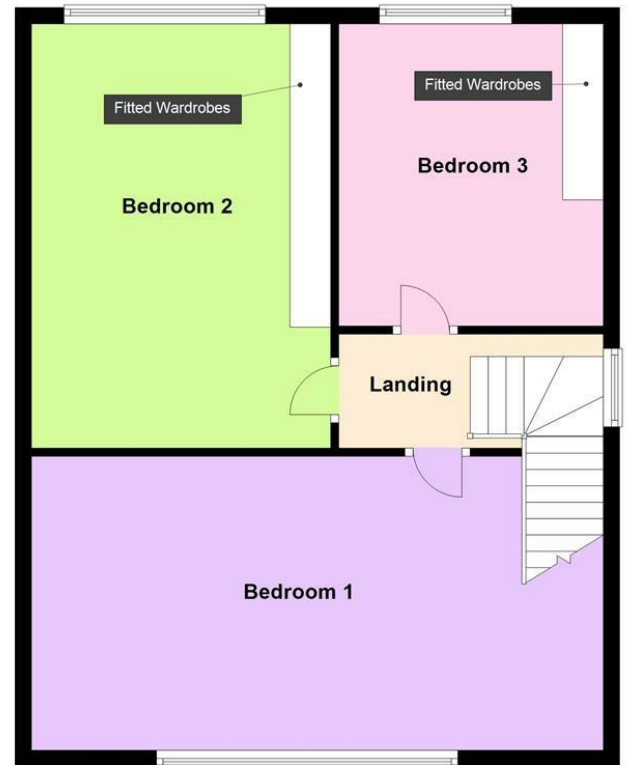
Part tarmac paving with steps leading up to a tiered sandstone paved garden, bedding plant areas, enclosed with wood fencing.



Ground Floor



First Floor



| Energy Efficiency Rating | | |
|-----------------------------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | 58 |
| (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 | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |