

curtis law

ESTATE AGENTS



Arran Avenue, Blackburn

**** OUTSTANDING CORNER PLOT SEMI- DETACHED HOME IN SHADSWORTH ****

Curtis Law Estate Agents are absolutely delighted to welcome this stunning two bedroom semi- detached home to the market! Sitting on an envious corner plot and boasting an abundance of space, this property offers a modern kitchen and dining area, cozy lounge, large front and rear gardens, driveway for multiple vehicles and a renovated shower room. Ready to move in with modern decor throughout, this incredible home truly ticks all the boxes!

This property benefits from being within walking distance to the Royal Blackburn Hospital as well as a range of amenities including shops, convenience stores, schools and supermarkets. Furthermore, there are strong bus routes and access to the M65 providing transport to Blackburn, Darwen, Clitheroe and beyond.

Get in contact with our sales team today to arrange a viewing!

- Semi- Detached Home
- Large Corner Plot
- Two Double Bedrooms
- Driveway For Multiple Vehicles
- Renovated Shower Room
- Popular Location
- Potential To Extend
- Beautifully Presented
- Freehold

Offers in the region of £130,000

Ground Floor

Hallway

8'4" x 5'5" (2.55m x 1.66m)

UPVC partially double glazed front entrance door, uPVC double glazed window, ceiling light fitting, smoke alarm, thermostat, open under stair storage, doors to kitchen and lounge, archway leading to dining room, stairs to first floor, carpeted flooring.

Lounge

16'1" x 9'11" (4.91m x 3.03m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, coving to ceiling, fireplace point with log burner, carpeted flooring.

Dining Room

7'0" x 6'3" (2.15m x 1.91m)

UPVC stable style side entrance door with tilt and turn frosted window, LED ceiling light fitting, central heating radiator, dado rail, storage and meter cupboards with electric, gas and consumer unit, carpeted flooring.

Kitchen

13'1" x 7'5" (3.99m x 2.28m)

UPVC double glazed window, a range of wood wall and base units with granite worktops, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and dryer, part tiled splashbacks, LED ceiling light fitting, vinyl flooring.

First Floor

Landing

5'6" x 4'11" (1.69m x 1.50m)

UPVC double glazed window, ceiling light fitting, dado rail, doors to two double bedrooms and a three-piece shower room, carpeted flooring.

Bedroom One

14'6" x 9'11" (4.44m x 3.04m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Two

10'1" x 9'1" (3.09m x 2.78m)

UPVC double glazed window, ceiling light fitting, central heating radiator, storage with 'Baxi' combination boiler, loft access via hatch, carpeted flooring.



Shower Room

6'11" x 4'10" (2.13m x 1.48m)

UPVC double glazed frosted window, a modern three piece shower room comprising of: a close coupled dual flush WC, vanity wash basin with mixer tap, walk-in shower cubicle with waterfall effect direct feed showerhead, tiled elevations, extractor fan, ceiling light fitting, chrome central heating towel rail, vinyl flooring.

External

Front

Southwest facing front with low maintenance graveled garden, paved pathway leading to front and side entrances, hedging surround, outdoor LED lighting, the side of the property boasts double gates accessing driveway for up to three vehicles, gate leading to rear garden, solar panels installed on the roof.

Rear

Two tier low maintenance graveled garden with decking, bedding areas and pergola, gated access to front of property, water tap.

Additional Information

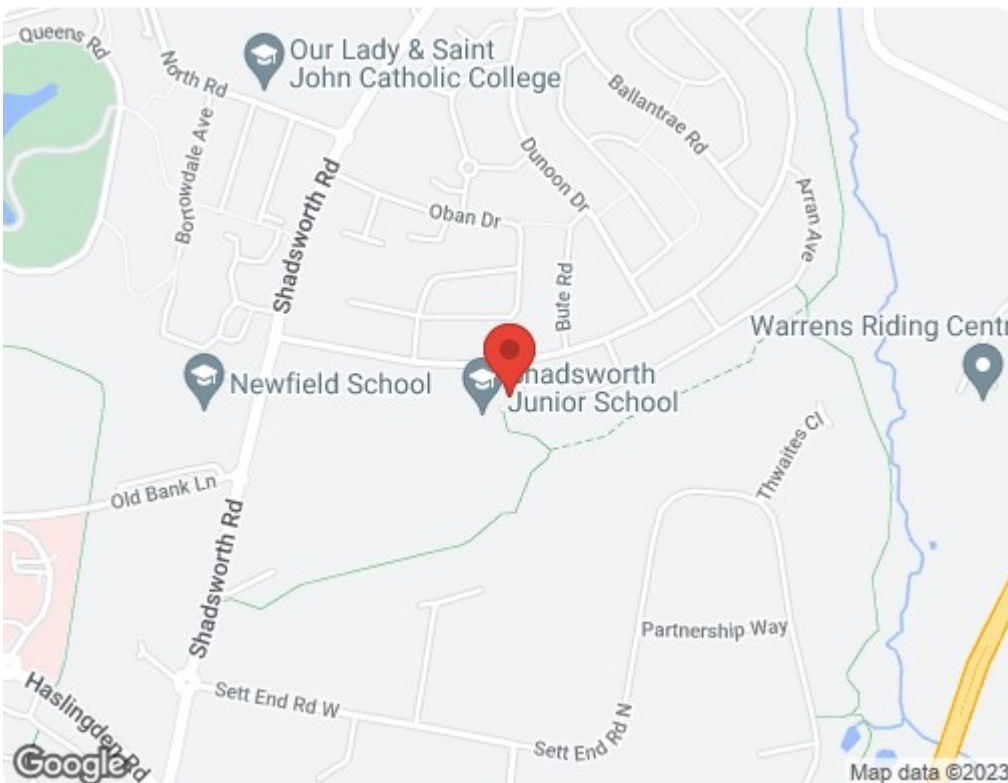
No water meter, loft partially boarded (over bedroom two and shower room), poly bead cavity wall insulation, roof has been flashed with membrane and a new ridge tile installed, shower room renovated one year ago, new carpets in bedroom two and living room, new vinyl flooring in kitchen and shower room, four new radiators in the kitchen, bedroom one, living room and shower room, new cooker and extractor hood, double glazed throughout, log burner installed two years ago, outside tap, potential space for garage, gas and electric on smart meters, Southwest facing front.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		