



Royshaw Avenue, Blackburn

**** STUNNING TWO BEDROOM SEMI DETACHED BUNGALOW IN DESIRABLE LOCATION ****

Situated in a sought after location within Blackburn, we are delighted to welcome to the market this beautiful two bedroom semi detached bungalow. Flowing with neutral and modern decor, this property comprises of a spacious living room, modern fitted kitchen, two double bedrooms and a three piece bathroom suite. Complete with driveway parking and a garage, low maintenance garden to the front and rear, this property truly ticks all the boxes!

Roe Lee Park and Corporation Park are within a five minutes drive providing stunning scenic walks and pretty picnic spots. This property also benefits from being a stones throw away from an abundance of amenities including a Pharmacy, Doctors, Convenience Stores and Restaurants. Furthermore, network links are within close proximity providing access to Blackburn Town Centre, Darwen, Preston and beyond.

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

- Semi- Detached Bungalow
- Modern Fitted Kitchen
- Driveway and Garage
- Freehold
- Spacious Living Room
- Three Piece Bathroom Suite
- Close to Local Amenities
- Two Bedrooms
- Front and Rear Gardens
- Excellent Location

Offers over £130,000

Royshaw Avenue, Blackburn

Ground Floor

Entrance Hall

6'0" x 3'1" (1.85 x 0.95)

UPVC double glazed window, UPVC double glazed door, door to living room.

Living Room

13'6" x 10'2" (4.12 x 3.11)

UPVC double glazed window, central heating radiator, feature fireplace with stone hearth and surround, coving to ceiling, ceiling light fitting, wood flooring. Doors leading to the kitchen and hall.

Kitchen

10'4" x 5'10" (3.16 x 1.80)

UPVC double glazed window, UPVC double glazed door to the rear, range of white gloss wall and base units with marble effect work tops, inset stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with ceramic four ring hob and extractor hood, space for fridge/freezer, under counter space for washing machine, part tiled splashbacks, ceiling light fitting, tile effect flooring.

Hall

5'2" x 3'3" (1.59 x 1.01)

Doors leading to bedroom one, bedroom two, living room and three piece bathroom suite.

Bedroom One

11'9" x 7'10" (3.60 x 2.41)

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

Bedroom Two

8'2" x 8'0" (2.50 x 2.45)

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

Bathroom

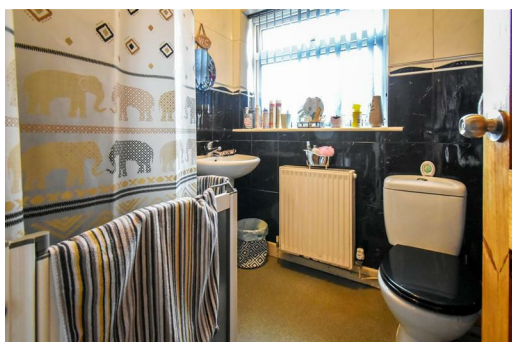
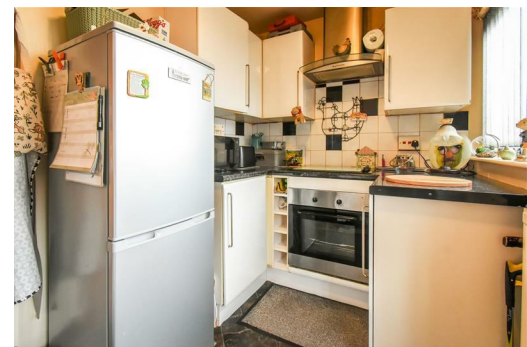
5'2" x 5'1" (1.59 x 1.55)

UPVC double glazed window, three piece bathroom suite comprising; close coupled dual flush WC, full pedestal wash basin with mixer tap, walk-in shower cubicle with mains feed overhead shower. full tiled elevations, central heating radiator, ceiling light fitting, vinyl flooring.

Loft

Fully boarded, electricity, pull down ladders.

External



Front

Laid to lawn garden with bedding area for plants and shrubbery, stone surround, tarmac paved driveway providing off road parking, side access to property and rear via double gates.

Rear

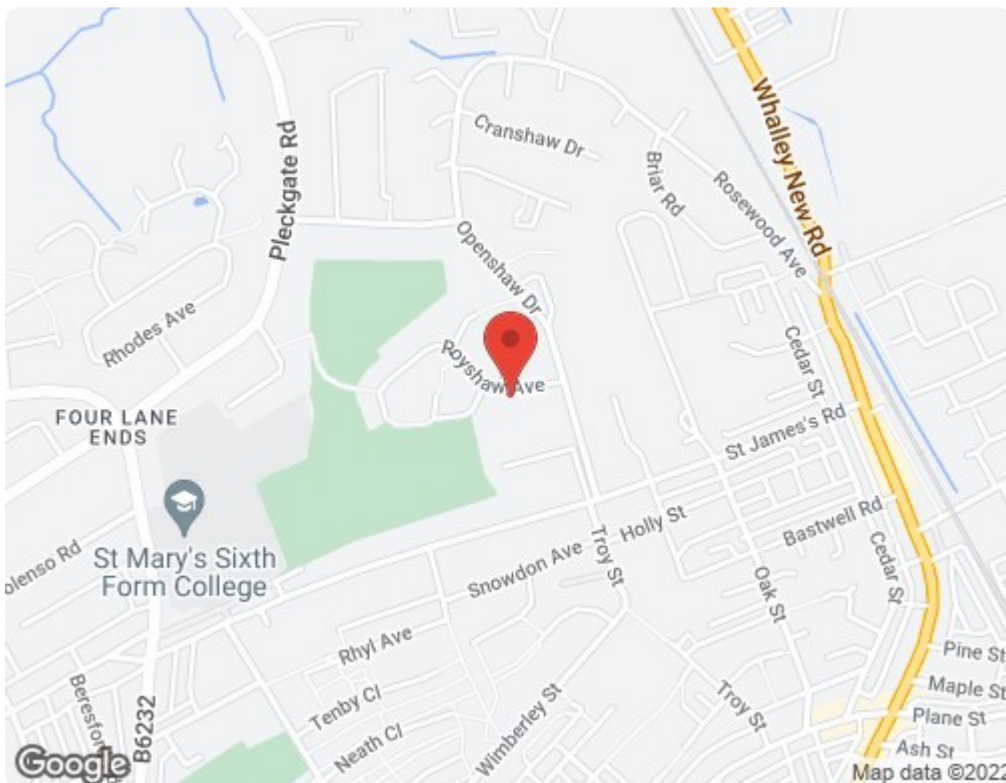
Low maintenance patio paved yard with wood and stone fence surround, detached garage.

Garage

Meter box, electricity.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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		
(21-38) F		
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