

curtis law

ESTATE AGENTS



Lindisfarne Avenue, Blackburn

**** FANTASTIC THREE BEDROOM END- TERRACED HOME WITH LARGE REAR GARDEN ****

Curtis Law Estate Agents are absolutely delighted to welcome this stunning three bedroom end- terrace home onto the open market. With the potential to extend, this property boasts a large rear garden alongside two reception rooms, a modern fitted kitchen, family bathroom suite and driveway. A growing family or couple would be perfectly suited to this superb property!

Located just off Manxman Road, this property benefits from having a range of local amenities on the doorstep including convenience stores, post office, places to eat and well- established schools. Furthermore, the Royal Blackburn Hospital is within close proximity. For commuters, there are bus routes within walking distance and easy access to the M65 and M6 motorway networks.

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

- End- Terraced Property
- Three Bedrooms
- Double Glazing Throughout
- Two Reception Rooms
- Modern Fitted Kitchen
- Driveway For Multiple Vehicles
- Large Rear Garden
- Excellent Location
- Freehold

Offers in the region of £125,000

Ground Floor

Entrance Hall

UPVC entrance door, ceiling light fitting, door to living room, stairs to first floor, carpeted flooring.

Living Room

13'2" x 11'6" (4.02m x 3.51m)

Hardwood double glazed window, ceiling light fitting, central heating radiator, door to dining room and kitchen, laminate flooring.

Dining Room

8'11" x 7'3" (2.73m x 2.22m)

UPVC double glazed Patio doors to rear, ceiling light fitting, central heating radiator, consumer unit, open access via archway to kitchen, laminate flooring,

Kitchen

8'10" x 6'9" (2.70m x 2.07m)

Hardwood double glazed window, a range of laminate wall and base units with complementary worktops, integrated electric oven and grill in high rise unit, integrated five ring induction hob with extractor hood, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, part tiled splashbacks, 'Baxi' combination boiler, ceiling light fitting, laminate flooring.

First Floor

Landing

Ceiling light fitting, loft access, doors to three bedrooms and a family bathroom suite, carpeted flooring.

Bedroom One

12'10" x 7'9" (3.92m x 2.37m)

Hardwood double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Two

11'4" x 7'9" (3.47m x 2.37m)

Hardwood double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Three

6'10" x 6'5" (2.09m x 1.98m)

Hardwood double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.



Bathroom

6'5" x 5'10" (1.98m x 1.78m)

Hardwood double glazed frosted window, a three piece bathroom suite comprising of: a low level front mount flush WC, full pedestal wash basin with mixer tap, panel bath with overhead shower, part tiled elevations, extractor fan, ceiling light fitting, central heating radiator, carpeted flooring.

External

Front

Driveway for multiple vehicles, pathway leading to entrance door, laid to lawn garden, hedging.

Rear

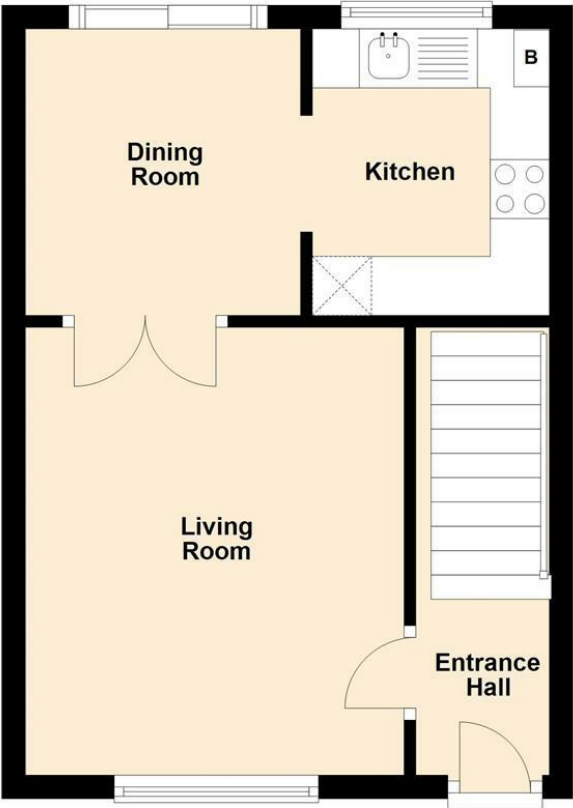
Patio area, large low maintenance graveled area, gated access to front, wood fence surround.

- Additional Information -

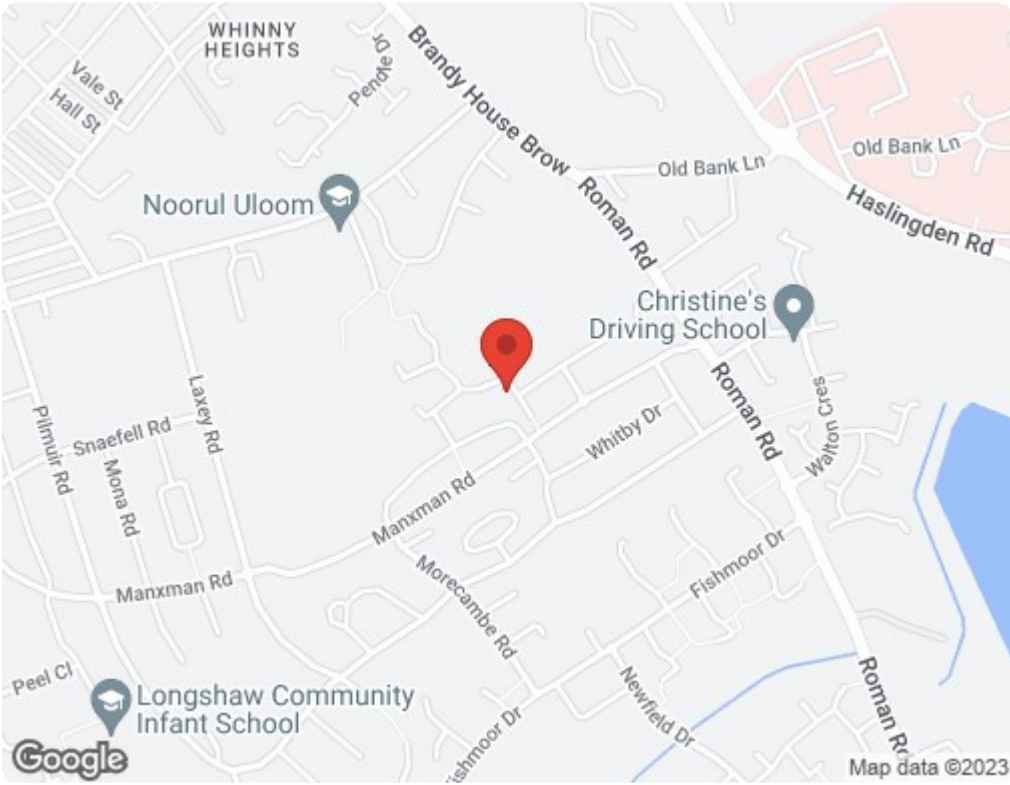
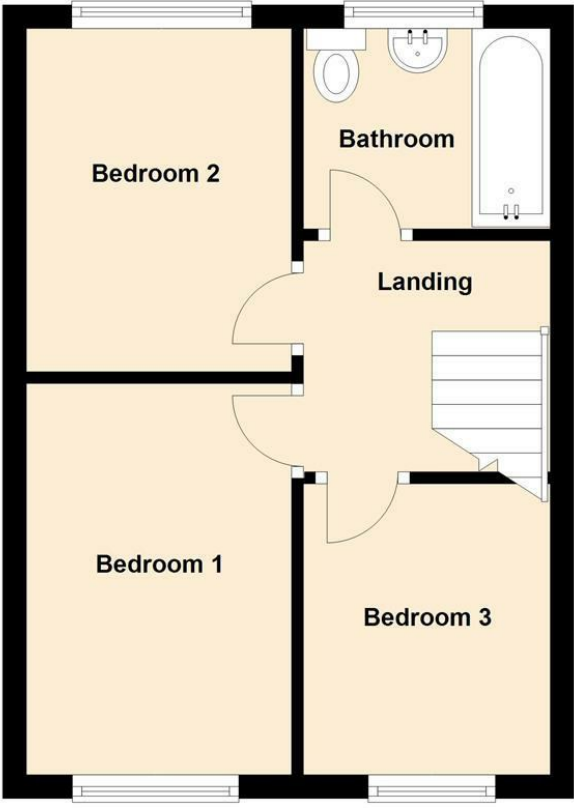
Built in 2000, 'Baxi' combination boiler- three years old, Council Tax Band B- Blackburn with Darwen, Freehold.



Ground Floor



First 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		
(21-38) F		
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