



Avondale Avenue, Blackburn

**** BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION ****

Are you looking for your forever home? Then look no further... Curtis Law Estate Agents proudly welcome to the market this incredible three bedroom semi- detached property. Boasting spacious accommodation, this property benefits from a cosy living room, generously sized kitchen/ dining area and extensive rear garden. Presented to the highest standards with excellent fixtures and fittings, this property offers a modern layout with neutral decor flowing throughout.

Situated in the ever so popular location Knuzden, this property benefits from being on the doorstep to a variety of local amenities including supermarkets, newsagents and well established schools. The M65 and network links to Blackburn, Preston and beyond are only a stones throw away making it the perfect location for a growing family.

- Semi- Detached Property
- Three Good Sized Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/ Dining Area
- Modern Fixtures and Fittings
- Low Maintenance Rear Garden
- Garden Fronted
- Off Street Parking
- Excellent Location
- Leasehold

Offers in the region of £149,995

Avondale Avenue, Blackburn

Ground Floor

Hallway

12'8" x 5'1" (3.88 x 1.57)

Welcoming hallway leading to the living room. Stairs lead up to the first floor.

Living Room

14'0" x 11'3" (4.29 x 3.44)

UPVC double glazed bay window, double doors leading to the kitchen/dining area, central heating radiator, coving to ceiling, wall mounted feature electric fireplace with limestone hearth and surround, ceiling light fitting, television point, carpet flooring.

Kitchen/ Dining Room

16'6" x 11'3" (5.05 x 3.45)

UPVC double glazed window, UPVC double glazed bay window, door leading to the rear, range of grey wall and base units with marble worktops, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, space for washing machine, breakfast counter with space for multiple stools, space for dining set, fitted cabinets, ceiling spotlights, coving to ceiling, picture rail, central heating radiator, wood flooring.

First Floor

Landing

8'7" x 5'3" (2.64 x 1.61)

Leads to three good sized bedrooms and a three piece family bathroom suite.

Bedroom One

11'7" x 10'8" (3.54 x 3.27)

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

Bedroom Two

11'8" x 10'4" (3.57 x 3.17)

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

Bedroom Three

7'10" x 6'9" (2.39 x 2.06)

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



Bathroom

7'6" x 5'10" (2.30 x 1.78)

UPVC double glazed window, three piece bathroom suite comprising; close couples dual flush WC, part elevation leading to full pedestal wash basin with mixer taps, panel bath with mixer taps and overhead mains feed shower head, part tiled elevations, chrome central heating towel rail, ceiling spotlights, laminate flooring.

External

Front

The front of the property benefits from a low maintenance garden with part gravel and part laid to lawn ground. There is a driveway that can fit multiple vehicles for off road parking.

Rear

The rear offers a laid to lawn garden with a paved pathway leading from the rear door to paved decking.

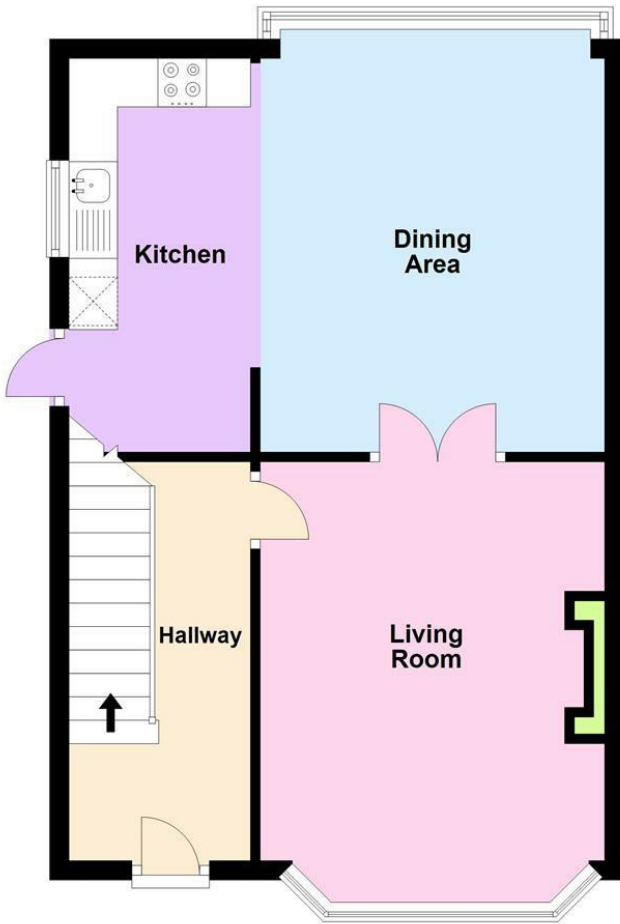
Extra Information

** Whole house has been re-rendered. New gutters, fascia boards, new leading. New roof on bay window. Majority of rooms have been re-plastered. Recently fitted fireplace. Recent under floor insulation, loft insulation, guarantee for cavity wall insulation. Brand new boiler (2 months ago)- under 5 year guarantee. Triple vents put in windows. Fans in kitchen.



Ground Floor

Approx. 46.8 sq. metres (503.7 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



Total area: approx. 92.6 sq. metres (997.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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