



### Newington Avenue, Blackburn

**\*OUTSTANDING SEMI-DETACHED FAMILY HOME THAT IS IMMACULATELY PRESENTED\***

Proudly welcoming to the market this beautifully presented semi-detached family home which occupies a fantastic position in a desirable area. Boasting spacious accommodation and presented to the highest of standards throughout this property offers modern layout with excellent fixtures and fittings, making it perfect for family living.

Situated in a desirable location on the doorstep of the Ribble Valley, this property offers a great combination of networks links to Blackburn, Preston and beyond along with being ideally located to local schools and amenities.

- Semi Detached Property
- Modern Fitted Kitchen
- Ideal Location
- Three Bedrooms
- Extensive Rear Garden
- Downstairs WC
- Two Spacious Reception Rooms
- Off Street Parking
- Freehold

**Asking price £190,000**

## Ground Floor

### Hallway

9'9" x 6'3" (2.99 x 1.92)

Doors leading to the reception room and downstairs WC, stairs leading to the first floor, central heating radiator, ceiling light point, picture rail, porcelain tiled flooring.

### Reception Room

13'10" x 11'6" (4.22 x 3.51)

UPVC double glazes bay window, central heating radiator, feature gas fireplace with marble hearth and surround, picture rail, ceiling light point, television point, open access to the dining room.

### Dining Area

11'8" x 11'6" (3.57 x 3.51)

Wooden glass panel double doors to the kitchen, central heating radiator, ceiling light point, picture rail, carpet flooring.

### Kitchen

17'1" x 8'6" (5.22 x 2.60)

Two UPVC double glazed windows, two Velux skylights, UPVC double glazed French doors to the rear, range of cream high gloss wall and base units with wooden worktops, inset stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge/freezer, ceiling light points, ceiling spotlights, central heating radiator, porcelain tiled flooring, door to utility room.

### Utility Room

8'3" x 6'4" (2.52 x 1.95)

UPVC double glazed window, white wall and base units with wooden worktops, inset stainless steel sink and drainer with mixer tap, plumbing for washing machine, central heating radiator, ceiling spotlights, tiled splashbacks, porcelain tiled flooring.

### Downstairs WC

6'3" x 2'9" (1.92 x 0.84)

Close coupled dual flush WC, wall mounted wash basin with mixer tap, central heating radiator, part tiled elevations, porcelain tiled flooring.

## First Floor

### Landing

6'9" x 6'0" (2.06 x 1.84)

UPVC stainless steel window, doors leading to the three bedrooms and family bathroom, picture rail, ceiling light point, carpet flooring.



## **Bedroom One**

11'5" x 11'4" (3.49 x 3.46)

UPVC double glazed window, central heating radiator, decorative fireplace, coving to ceiling, ceiling light point, carpet flooring.

## **Bedroom Two**

11'9" x 10'6" (3.59 x 3.22)

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

## **Bedroom Three**

8'7" x 6'3" (2.63 x 1.93)

UPVC double glazed window, central heating radiator, picture rail, ceiling light point, carpet flooring.

## **Bathroom**

8'2" x 7'4" (2.51 x 2.24)

UPVC double glazed window, four piece bathroom suite comprising; close couples dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap, enclosed glass panel shower cubicle with mains feed overhead shower, part tiled elevations, chrome central heating towel rail, picture rail, ceiling light point, porcelain tiled flooring.

## **External**

### **Front**

Laid to lawn garden, tarmac driveway with gated access to the rear of the property and detached garage.

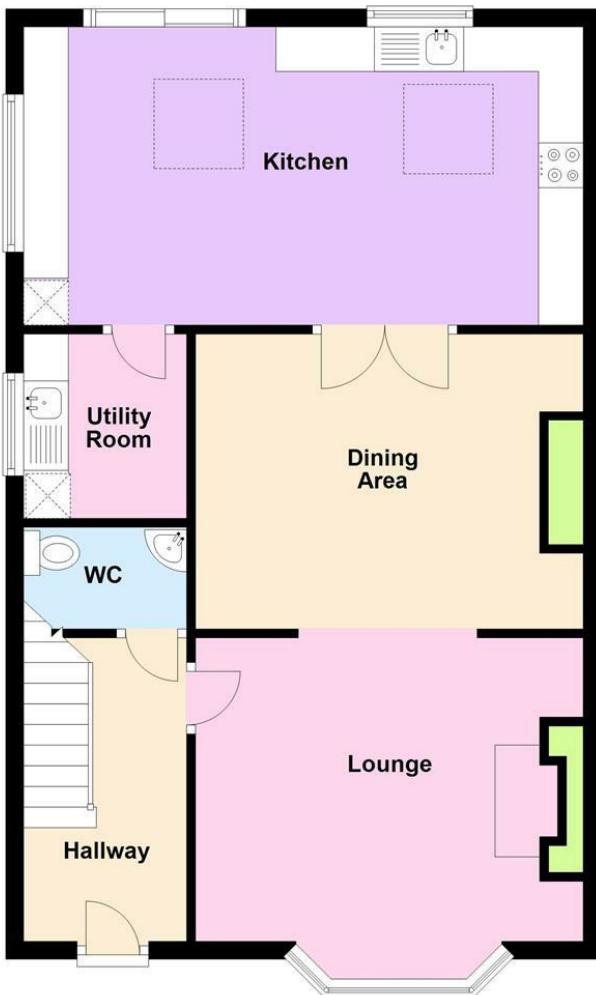
### **Rear**

Paved patio area, laid to lawn garden leading to decked seating area, access to the detached garage.

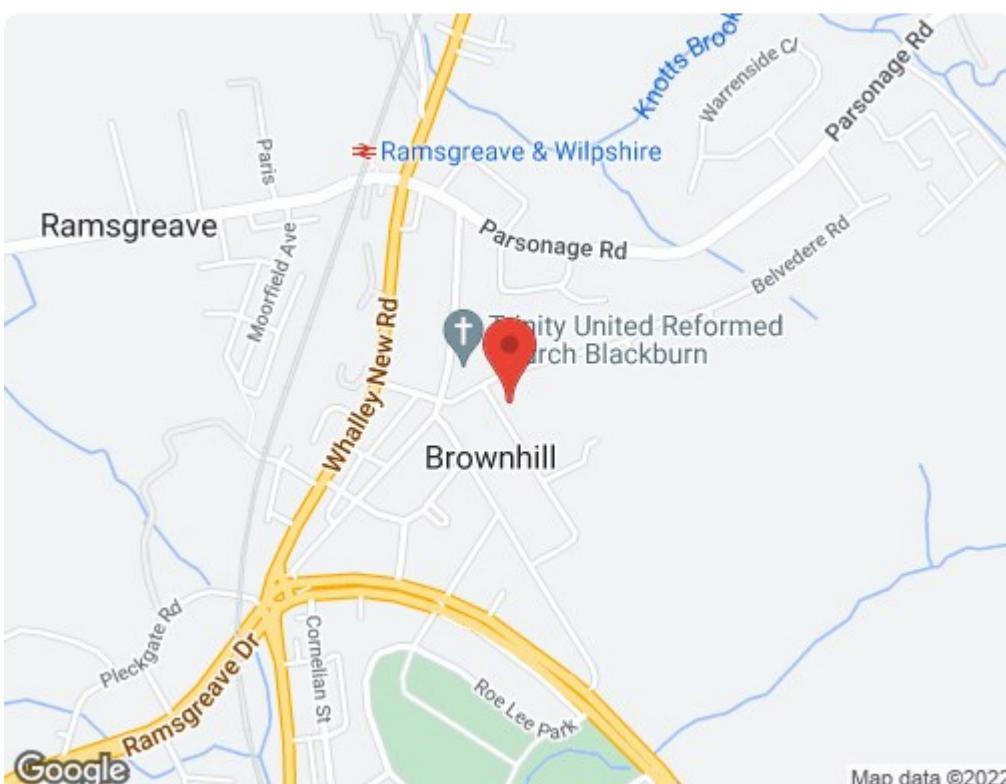
## **Garage**



## Ground Floor



## First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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