



Royshaw Avenue, Blackburn

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this charming semi-detached home, situated in a sought-after area of Blackburn, Lancashire. Ideal for couples or those looking to downsize, this well-presented property offers comfortable living with a practical layout throughout. The home enjoys a convenient position close to Blackburn town centre, where you'll find a variety of shops, bars, restaurants, pubs, and local schools. Excellent bus links provide easy access to Preston and Bolton, while the nearby M65 motorway ensures straightforward travel for commuters. With a blend of convenience and a welcoming residential setting, this home is perfectly suited for modern living.

Entering through the porch, you are welcomed into a spacious lounge positioned at the front of the property. This inviting room benefits from a feature electric fire, creating a cosy focal point. To the side, the modern fitted kitchen offers ample storage and workspace, making it both practical and stylish for everyday use. The ground floor also hosts a generously sized master bedroom to the rear, complete with fitted wardrobes, as well as a second double bedroom overlooking the garden. A contemporary three-piece shower room completes the internal accommodation on this level.

The layout continues to impress with well-proportioned rooms that provide flexibility for a range of lifestyles. Each bedroom offers comfortable space, ideal for relaxation or accommodating guests, while the modern finish throughout ensures the home is ready to move into with minimal effort required.

Externally, the property features a well-maintained lawned front garden alongside a driveway with space for up to two vehicles. To the rear, you'll find a paved garden area, perfect for low-maintenance outdoor living, as well as a detached garage offering additional storage or parking. This delightful home presents an excellent opportunity in a desirable location.





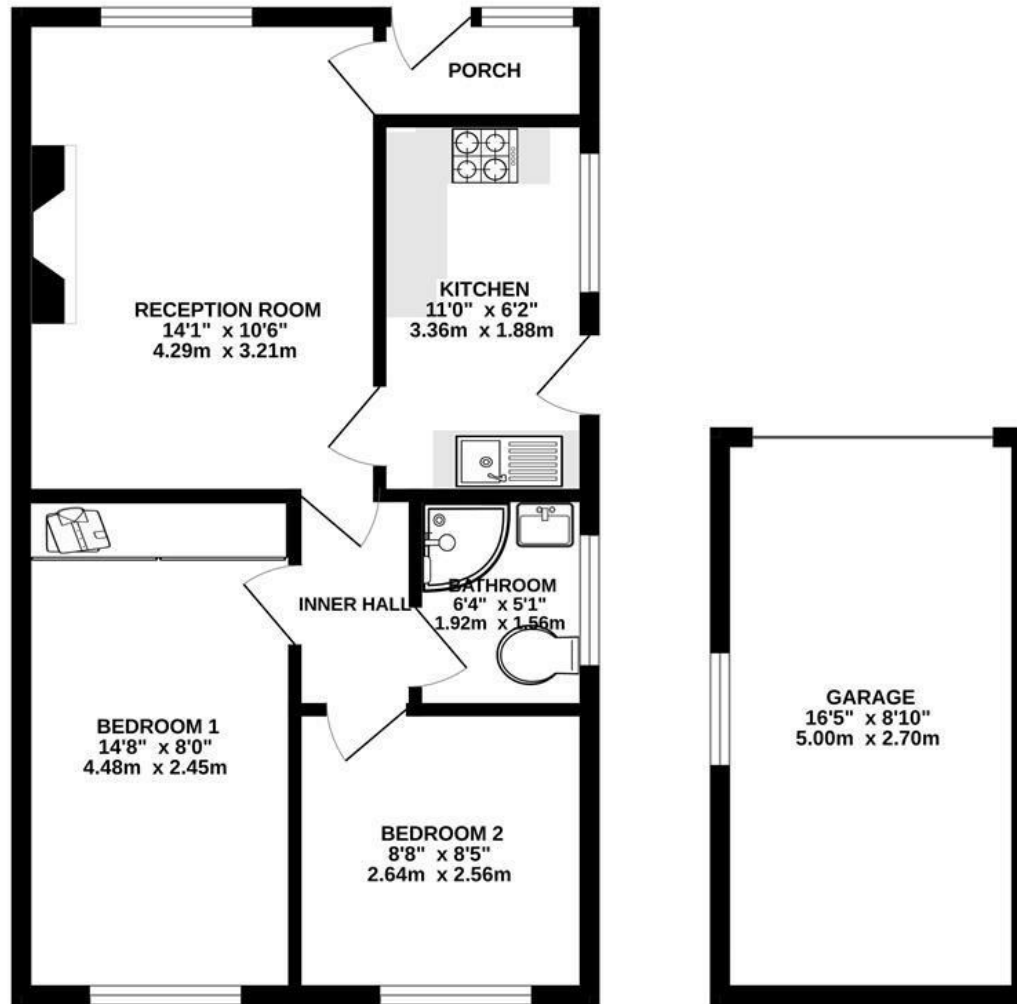








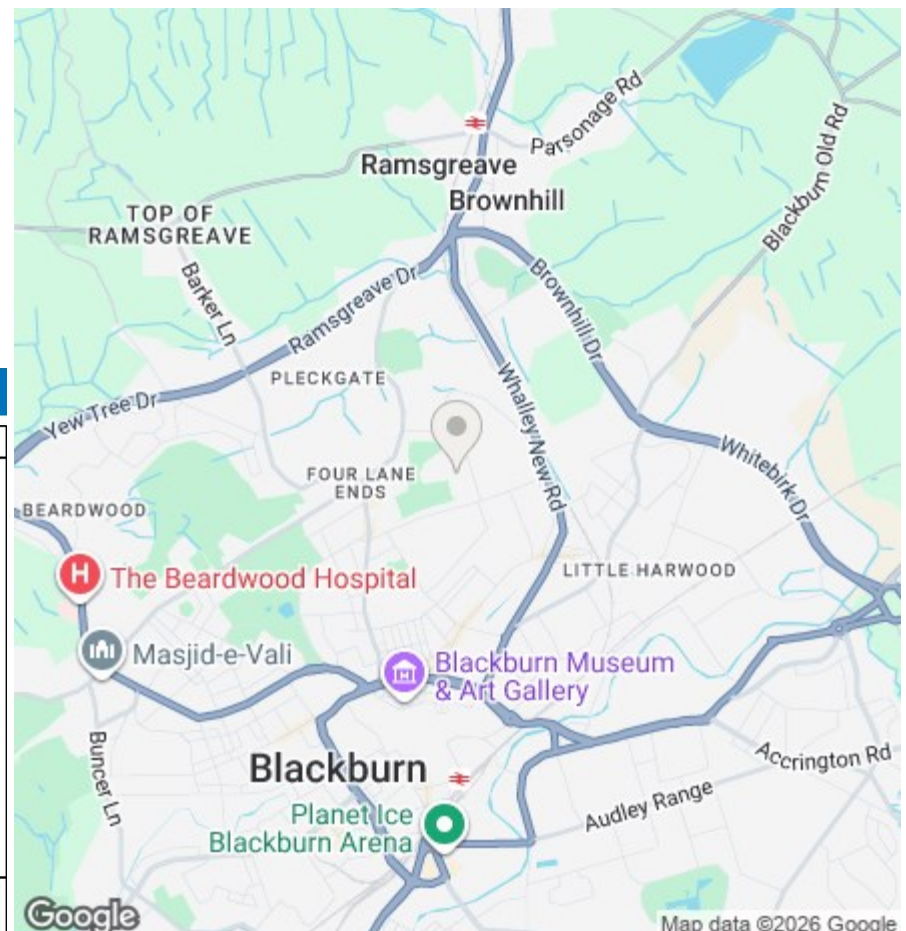
GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
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	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC