



96 Greenside Avenue, Blackburn

“Offers Over” £130,000

A superbly modernised semi-detached house enjoying a corner position in this convenient residential area close to Livesey Branch Road. There are local primary and secondary schools nearby. The accommodation is in immaculate condition throughout and has a lounge, dining room, fully fitted kitchen, sperate utility room and a two piece cloakroom on the ground floor. There are three bedrooms and a three piece bathroom with a shower on the first floor. It has gas central heating, PVC double glazing, new flooring and new decoration throughout. Externally, there are private gardens to the front & rear, a large driveway to the side and a detached garage. Viewing is essential to fully appreciate.



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TENURE

We are advised that this property is Freehold but any prospective purchaser should seek clarification from their solicitor

ACCOMMODATION

ENTRANCE HALL

Radiator, PVC front door

LOUNGE

12' 7" x 15' 8" (3.84m x 4.78m) Into PVC double glazed bay window, electric fire in fire surround, double radiator

DINING ROOM

10' 2" x 8' 1" (3.1m x 2.46m) PVC double glazed French doors, radiator

FULLY FITTED KITCHEN

10' 1" x 9' 7" (3.07m x 2.92m) Wall and floor units including drawers, built in oven, gas hob, extractor, stainless steel single drainer sink unit, radiator, PVC double glazed window and door

SIDE PORCH/UTILITY ROOM

16' 10" x 4' 7" (5.13m x 1.4m) PVC double glazed window and door

TWO-PIECE CLOAKROOM

Wash basin, WC

STAIRS TO FIRST FLOOR LANDING

PVC double glazed window

BEDROOM ONE

12' x 11' 1" (3.66m x 3.38m) Radiator, PVC double glazed window, built in cupboard

BEDROOM TWO

11' 6" x 10' 4" (3.51m x 3.15m) Radiator, PVC double glazed window, built in wardrobe

BEDROOM THREE

8' 4" x 8' 3" (2.54m x 2.51m) Radiator, PVC double glazed window

THREE-PIECE BATHROOM

Panelled bath with shower over, wash basin, WC, PVC double glazed window



Tenure	Freehold
Ground Rent	
Council Tax Band	Band A
Local Authority	
EPC Rating	66

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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OUTSIDE

Gardens to the front and rear, driveway to the side with parking for several cars

GARAGE

14' x 8' (4.27m x 2.44m) With up and over door

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Darwen

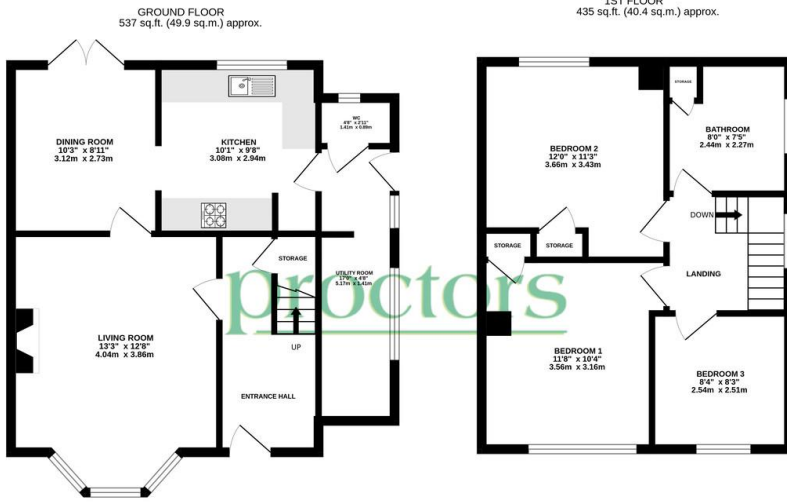
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96 GREENSIDE AVENUE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 971 sq.ft. (90.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		