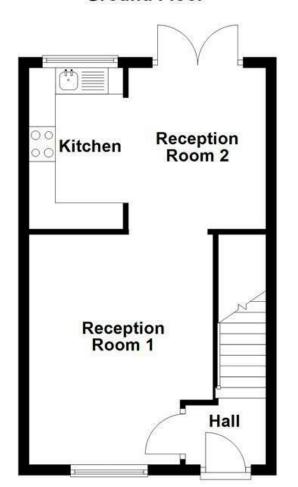


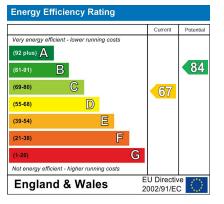
### **Ground Floor**



# Bedroom 3 Bathroom Store Bedroom 1

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









# Wasdale Avenue, Blackburn, BB1 1XD £950

SPACIOUS FAMILY HOME

Nestled in the charming Wasdale Avenue of Blackburn, this delightful house is the epitome of a spacious family home. Boasting a modern decor throughout, this property offers a perfect blend of style and comfort.

Convenience is key with easy access to local amenities, making daily errands a breeze. The large driveway provides ample parking space for your vehicles, while the rear garden offers a tranquil retreat for relaxation or outdoor gatherings.

Whether you're looking to settle down with your family or simply seeking a place to call your own, this house on Wasdale Avenue is sure to capture your heart. Don't miss the opportunity to make this wonderful property your new home sweet home.

Contact our Lettings branch to arrange a viewing and start your journey today!

## Wasdale Avenue, Blackburn, BB1 1XD £950













- **2** 3 **1 1 2 2 1 D**
- Fantastic Semi Detached Property
- Three Piece Bathrom Suite
- Off Road Parking
- EPC Rate D

- Three Spacious Bedrooms
- Stunning Fitted Kitchen
- Tenure Freehold

- Two Reception Rooms
- Gardens to Front and Rear
- Council Tax Band B

### **Ground Floor**

### **Entrance Hall**

4'11 x 5'8 (1.50m x 1.73m)

UPVC double glazed front door, central heating radiator, laminate flooring, stairs to first floor and door to reception room one.

### **Reception Room One**

14'4 x 9'8 (4.37m x 2.95m)

UPVC double glazed window, central heating radiator, coving, wall mounted electric fire, laminate flooring and open to reception room

### **Reception Room Two**

9'6 x 8'7 (2.90m x 2.62m)

UPVC double glazed French doors to rear, central heating radiator, coving, laminate flooring and open to kitchen.

### Kitchen

10'1 x 5'10 (3.07m x 1.78m)

UPVC double glazed window, laminate wall and base units with laminate surfaces, integrated oven with four ring gas hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine and tiled flooring.

### **First Floor**

### Landing

8'7 x 6'9 (2.62m x 2.06m)

### **Bedroom One**

14'10 x 11'1 (4.52m x 3.38m)

UPVC double glazed window, central heating radiator, coving and

### **Bedroom Two**

9'1 x 7'4 (2.77m x 2.24m)

UPVC double glazed window and central heating radiator.

### **Bedroom Three**

5'4 x 7'4 (1.63m x 2.24m)

UPVC double glazed window, central heating radiator and laminate

### **Bathroom**

6'7 x 5'4 (2.01m x 1.63m)

UPVC double glazed frosted window, central heating towel radiator, LED spotlights, extractor fan, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and direct feed overhead shower, tiled elevations and tiled flooring.

### **External**

### Rear

Enclosed garden with laid to lawn, flagged patio and raised bedding



Laid to lawn and off road parking.

















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