



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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales	EU Directive 2002/91/EC

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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!

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- 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 two.

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)

Loft access, smoke detector, doors to three bedrooms and bathroom.

Bedroom One

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

UPVC double glazed window, central heating radiator, coving and storage.

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 flooring.

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 area.



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