

curtis law

ESTATE AGENTS



Brantwood Avenue, Blackburn

*** FULLY RENOVATED TWO BEDROOM SEMI-DETACHED HOME ***

Nestled within a desirable residential estate off Blackburn Road in Knuzden, this stunning semi-detached home has undergone a complete renovation, featuring high-quality fixtures and fittings, complemented by a contemporary and neutral finish. The ground floor offers an inviting open-plan layout, seamlessly integrating the beautiful living room, dining room, and kitchen, creating a warm and spacious atmosphere. Upstairs, you'll discover a delightful three-piece bathroom suite and two bedrooms, completing the internal layout. Additional benefits include a gated driveway, garden front, and a large private garden, perfect for enjoying sunny days. Growing families or those looking to downsize would be perfectly suited to this home as it ticks all the boxes for modern living!

This property is conveniently situated near various local amenities, such as shops, convenience stores, cafes, and doctors' offices. With excellent transport connections, residents can access nearby bus stops within walking distance, facilitating easy travel to Blackburn Town Centre, Great Harwood, Darwen, and Accrington.

Get in contact with our sales team to arrange a viewing on this fantastic property!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT 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.

- Semi- Detached Home
- Open Plan Living & Dining Rooms
- Driveway
- Two Bedrooms
- Sought After Location
- Council Tax Band B
- Fully Renovated Throughout
- Large & Private Rear Gardens
- Freehold

Offers in the region of £164,950

Brantwood Avenue, Blackburn

Ground Floor

Entrance Porch

4'6" x 3'3" (1.39m x 1.00m)

Hardwood double glazed window surround, hardwood double glazed door to porch, uPVC partially double glazed door to hallway.

Hall

2'10" x 2'6" (0.88m x 0.77m)

UPVC double glazed window, ceiling spotlight, central heating radiator, smoke alarm, door to living room, stairs to first floor, carpeted flooring.

Living Room

14'9" x 11'5" (4.52m x 3.49m)

UPVC double glazed bay window, ceiling spotlights, vertical central heating radiator, fireplace point with log burner with wood mantel, inset television point, open access to dining room, wood effect flooring.

Dining Room

11'6" x 5'6" (3.51m x 1.68m)

Ceiling light fitting, vertical central heating radiator, space for dining set, door to under stair storage, open access to kitchen, wood effect flooring.

Kitchen

10'10" x 7'10" (3.31m x 2.39m)

UPVC double glazed window, a range of wood wall and base units with wood effect worktops, inset composite sink and drainer with high spout mixer tap, freestanding double oven and four ring gas hob, space for fridge freezer, plumbing for washing machine, ceiling light fitting, door to rear garden, wood effect flooring.

First Floor

Landing

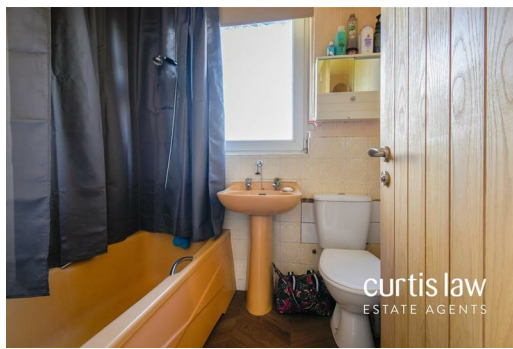
5'10" x 2'0" (1.78m x 0.63m)

UPVC double glazed frosted window, ceiling spotlight, smoke alarm, loft access via hatch, doors to two bedrooms and a three piece bathroom suite, carpeted flooring.

Bedroom One

11'5" x 9'10" (3.49m x 3.01m)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, door to walk-in wardrobe with lighting (1.68m x 0.66m), carpeted flooring.



Bedroom Two

7'4" x 6'0" (2.26m x 1.85m)

UPVC double glazed window, ceiling light fitting, central heating radiator, built in white gloss wardrobes, carpeted flooring.

Bathroom

5'8" x 4'7" (1.74m x 1.42m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin, panel bath with direct feed shower, part tiled elevations, ceiling light fitting, central heating towel rail, extractor fan, wood effect flooring.

External

Front

Gated garden front with mature shrubbery, double gates accessing driveway, gated access to rear garden.

Rear

Large and private laid to lawn garden with mature shrubbery and hedging, storage shed.

Agents Notes

Tenure: Freehold

Council Tax Band: B - Hyndburn

Property Type: Semi-detached

Property Construction: Brick

Water Supply: Mains - United Utilities

Electricity Supply: Mains - Octopus Energy

Gas Supply: Mains - Octopus Energy

Sewerage: Mains - United Utilities

Heating: Gas central heating

Broadband: Vodaphone (speed - 74mpps)

Mobile Signal: Vodaphone - excellent signal

Parking: Driveway & on street

Building Safety: None

Rights & Restrictions: None

Flood & Erosion Risks: None

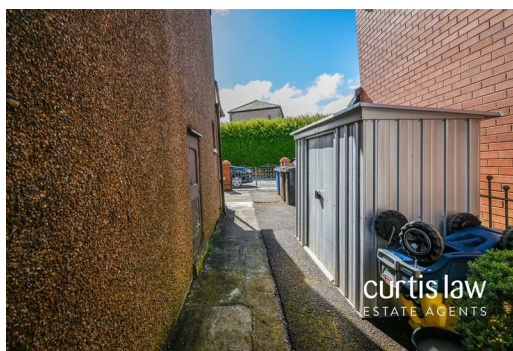
Planning Permissions & Development Proposals: Planning permission proposal accepted for driveway extension to the side of the property

Property Accessibility & Adaptions: None

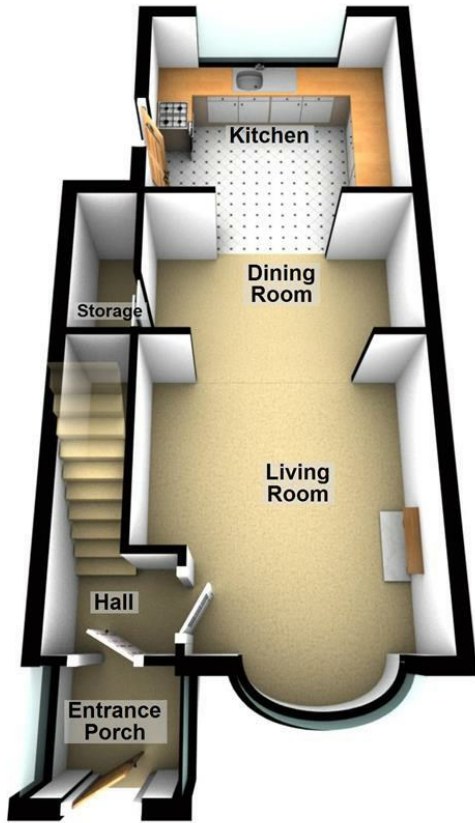
Coalfield & Mining Area: None

Additional Information:

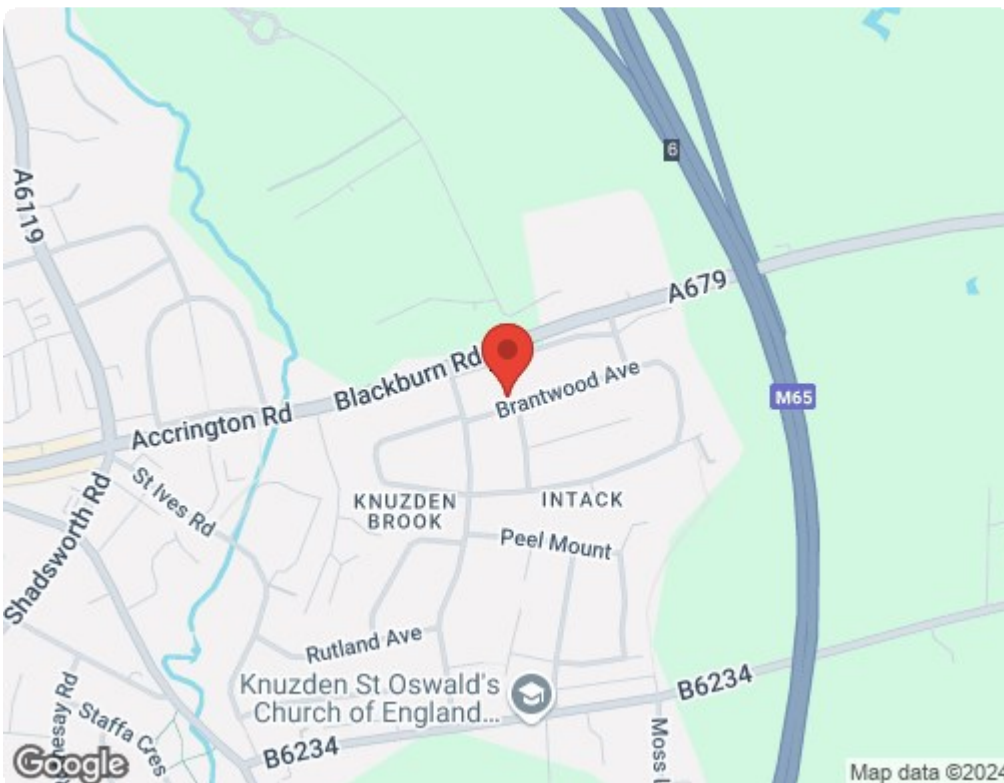
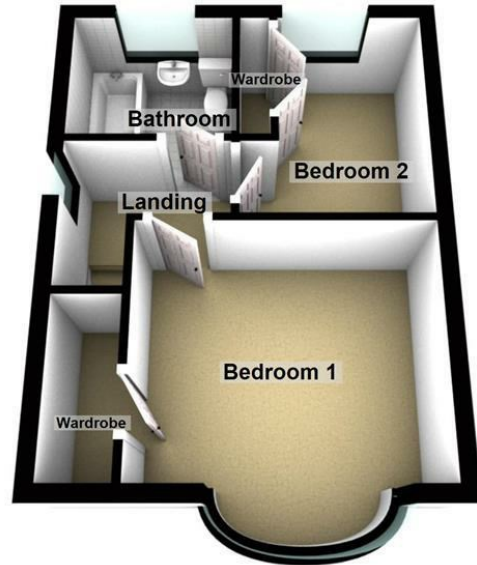
Fully renovated - full re-wire, central heating radiators and pipe work, everything was put back to brick and plaster boarded and insulated



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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