

# curtis law

## ESTATE AGENTS



### Greenside Avenue, Blackburn

\*\*\* EXCELLENT THREE BEDROOM SEMI-DETACHED HOME ON ENVIUS PLOT \*\*\*

Positioned on a prime plot in one of Blackburn's most sought after residential areas, this fantastic three bedroom semi-detached home is proudly welcomed onto the sales market. Brimming with potential and offering a spacious layout, this property presents an excellent home for a growing family or first time buyers. It features two reception rooms, a fitted kitchen with access to a utility room and WC, three generously sized bedrooms, and a newly fitted modern bathroom suite. Complete with a large, picturesque garden and driveway, this home is expected to attract significant interest and shouldn't be missed!

This property is conveniently located near various local amenities such as convenience stores, cafes, beauty salons, supermarkets, and well-regarded schools like St Bede's High School. Commuters will appreciate the strong network links, with junction 3 of the M65 just a five-minute drive away, providing easy access to surrounding areas.

Viewing is highly recommended to appreciate what this property has to offer. Contact our sales team to arrange a viewing!

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 On Large Plot
- Front & Rear Gardens
- Ideal For First Time Buyers Or Growing Families
- Three Good Sized Bedrooms
- Sought After Location
- Council Tax Band A
- New Bathroom Suite
- Driveway For Off Road Parking
- Freehold

**Offers in the region of £135,000**



# Greenside Avenue, Blackburn

## Ground Floor

### Porch

8'0" x 5'2" (2.44m x 1.58m)

UPVC front door to porch, four uPVC double glazed windows, two wall light fittings, plug socket, door to hallway, wood effect flooring.

### Entrance Hallway

11'11" x 5'8" (3.65m x 1.73m)

Ceiling light fitting, central heating radiator, doors to the lounge and kitchen, stairs to the first floor, wood effect flooring.

### Lounge

12'11" x 12'2" (3.95m x 3.73m)

UPVC double glazed window, ceiling light fitting, two central heating radiators, coving to ceiling, feature gas fireplace with marble hearth and wood surround, television point, door to dining room, carpeted flooring.

### Dining Room

9'10" x 8'7" (3.00m x 2.64m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, serving hatch to kitchen, wood effect flooring.

### Kitchen

9'9" x 9'3" (2.99m x 2.83m)

UPVC double glazed window, a range of wall and base units with contrasting worktops, part tiled splash backs, inset stainless steel sink and drainer, integrated four ring gas hob with extractor hood, built in electric oven and grill in high level unit, ceiling light fittings, central heating radiator, serving hatch to dining room, doors to the utility room and under stair storage cupboard, lino flooring.

### Utility Room

8'7" x 4'4" (2.64m x 1.33m)

UPVC double glazed frosted door to garden, space for fridge freezer and dryer, plumbing for washing machine, wall light fitting, door to WC.

### WC

4'3" x 2'1" (1.31m x 0.65m)

UPVC double glazed frosted window, a low level, close coupled WC, access from utility room.

## First Floor

### Landing

7'2" x 6'5" (2.19m x 1.97m)

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

### Bedroom One

11'7" x 10'10" (3.55m x 3.32m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to built in storage cupboard, lino flooring.



### Bedroom Two

11'3" x 10'9" (3.45m x 3.29m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to built in storage cupboard, carpeted flooring.

### Bedroom Three

7'11" x 7'11" (2.42m x 2.42m)

UPVC double glazed window, ceiling light fitting, central heating radiator, BT landline socket, carpeted flooring.

### Bathroom

7'7" x 6'11" (2.33m x 2.12m)

UPVC double glazed frosted window, a newly fitted bathroom suite comprising of: a close coupled, dual flush WC and vanity wash basin unit, walk-in shower cubicle with waterfall effect showerhead, fully marble effect PVC elevation, ceiling light fitting, central heating towel rail, door to airing cupboard housing 'Ideal' combi boiler, tiled effect flooring.

### External

#### Front

Garden fronted, mature hedging, driveway.

#### Rear

Large laid to lawn garden, bedding areas, mature shrubbery, wood fence surround, door to storage shed which has window and lighting (2.33m x 1.33m).

### Agents Notes

Tenure: Freehold

Council Tax Band: A - Blackburn with Darwen

EPC: TBC

New bathroom suite

Boiler fitted 3 years ago

Property Type: Semi- detached

Property Construction: Double concrete walls, rendered & painted, laing easiform construction.

Number & Type Of Rooms: 1 front porch, 1 hallway, lounge, dining room, kitchen. rear porch, WC, 2 double bedrooms, 1 single bedroom, 1 bathroom.

Water Supply: United Utilities

Electricity Supply: Electricity North West

Gas Supply: Electricity North West

Sewerage: United Utilities

Heating: Gas central heating

Broadband: Sky

Mobile Signal: 4G

Parking: Driveway for one vehicle, could be adapted for two vehicles

Building Safety: None

Rights & Restrictions: No building in this parcel of land shall be used as a public house, sell beers/ spirits or run a business which may cause noise/ smell.

Flood & Erosion Risks: Unknown

Planning Permissions & Development Proposals: None

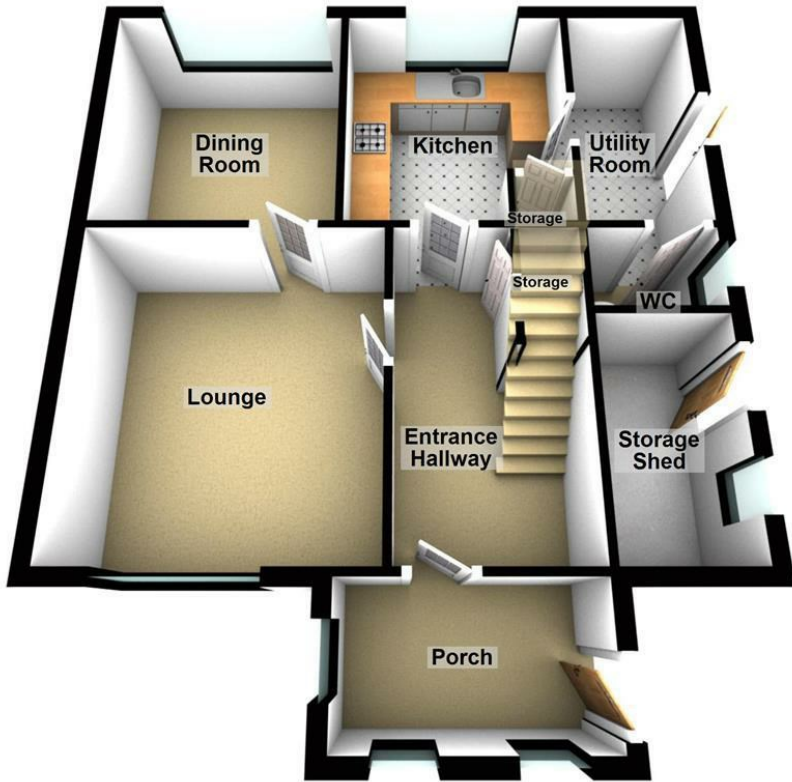
Property Accessibility & Adaptions: None

Coalfield & Mining Area: Unknown

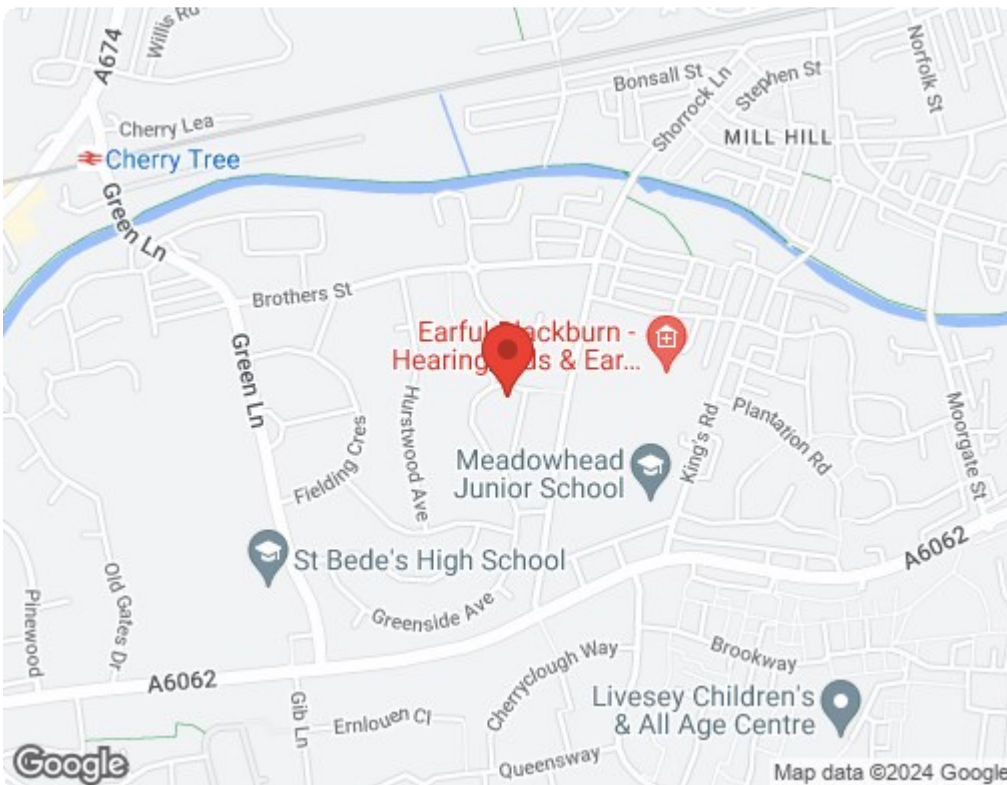




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>80</b>
	<b>65</b>	
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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EU Directive 2002/91/EC		
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