



## Lyndhurst Avenue, Blackburn

\*\*\* EXCEPTIONAL THREE BEDROOM SEMI- DETACHED HOME \*\*\*

A stunning semi-detached house located in a sought-after area of Blackburn, that exudes elegance and charm, offering a show home standard that is sure to impress.

Boasting three spacious bedrooms, a modern fitted kitchen, and a luxurious four-piece bathroom suite, this property provides a comfortable and stylish living space for you and your family. With three reception rooms, there is ample space for entertaining guests or simply relaxing in style. One of the highlights of this property is the large, impressive rear garden, perfect for enjoying outdoor activities or hosting summer gatherings. Additionally, the driveway can accommodate multiple vehicles, providing convenience and ease for you and your guests.

If you are looking for the perfect family home that combines modern amenities with a warm and inviting atmosphere, then look no further. Don't miss out on the opportunity to make this beautiful house your new home in Blackburn.

Its prime location near various local amenities such as shops, cafes, and doctors' offices, makes daily errands a breeze. Additionally, the excellent transport connections allow for easy access to nearby bus stops, connecting residents to Blackburn Town Centre, Great Harwood, Darwen, and Accrington effortlessly.

- Beautiful Semi- Detached Home
- Three Reception Rooms
- Drive Accommodating Multiple Vehicles
- Three Bedrooms
- Four Piece Bathroom Suite
- Council Tax Band B
- Impressive Rear Garden
- Immaculately Presented
- Freehold

**Fixed asking price £235,000**

# Lyndhurst Avenue, Blackburn

## Ground Floor

### Entrance Porch

6'2" x 4'7" (1.88m x 1.40m)

UPVC double glazed front door, uPVC double glazed windows surround, uPVC partially glazed frosted front door to hall, carpeted flooring.

### Hall

3'3" x 3'3" (1.01m x 1.01m)

Ceiling light fitting, central heating radiator, alarm system, door to living room, stairs to first floor, carpeted flooring.

### Living Room

21'10" x 12'0" (6.68m x 3.68m)

UPVC double glazed window, ceiling light fitting with ceiling rose, ceiling spotlights, two wall light fittings, two central heating radiators, coving to ceiling, dado rail, built in storage unit with television point, doors to the kitchen, dining room and under stair storage, carpeted flooring.

### Kitchen

10'9" x 8'10" (3.30m x 2.71m)

UPVC double glazed window, a range of cream wall and base units with contrasting worktops, part tiled splashbacks, inset composite sink and drainer with mixer tap, freestanding 'Belling' dual fuel range cooker with hob and extractor hood, space for fridge freezer, plumbing for washing machine, ceiling spotlights, central heating radiator, doors to the dining room and living room, wood effect flooring.

### Dining Room

15'2" x 10'6" (4.63m x 3.21m)

UPVC double glazed sliding doors to rear garden, ceiling spotlights, central heating radiator, built in storage units, space for dining set, doors to the living room, kitchen and snug, carpeted flooring.

### Snug

13'5" x 7'6" (4.11m x 2.31m)

UPVC double glazed window, ceiling spotlights, central heating radiator, small door hatch to storage, can be utilised as a fourth bedroom, carpeted flooring.

## First Floor

### Landing

7'11" x 4'11" (2.43m x 1.51m)

UPVC double glazed frosted window, ceiling spotlights, central heating radiator, loft access via hatch, built in storage with mirrored sliding doors, doors to three bedrooms and a four piece bathroom suite, carpeted flooring.

### Bedroom One

11'0" x 10'3" (3.37m x 3.14m)

UPVC double glazed window, ceiling spotlights, central heating radiator, built in wardrobes with sliding doors, additional built in wardrobes with double doors, carpeted flooring.



### Bedroom Two

8'8" x 7'11" (2.66m x 2.43m)

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

### Bedroom Three

9'6" x 7'6" (2.92m x 2.29m)

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

### Bathroom

9'6" x 7'4" (2.92m x 2.26m)

UPVC double glazed frosted window, a four piece bathroom suite comprising of: a close coupled, wall mounted dual flush WC with inset shelf above, his and hers double vanity wash basins with mixer taps, corner whirlpool bathtub with showerhead, enclosed waterfall effect shower cubicle, full tiled elevations, ceiling spotlights, chrome central heating towel rail, extractor fan, tiled flooring.

### External

#### Front

Drive for multiple vehicles, steps leading up to entrance porch.

#### Rear

Large and enclosed tiered garden with AstroTurf lawn, pebble chippings and patio area with decking, shed.

### Agents Notes

Tenure: Freehold

Council Tax Band: B - Hyndburn

EPC: C

Property Type: Semi- detached

Property Construction: Built in 1936 - Brick and rendering

Water Supply: United Utilities - no water meter

Electricity Supply: OVO - on a smart meter

Gas Supply: OVO - on a smart meter

Sewerage: Unknown

Heating: Gas central heating

Broadband: Virgin Fibre

Mobile Signal: 5G

Parking: Double driveway

Building Safety: Unknown

Rights & Restrictions: None

Flood & Erosion Risks: None

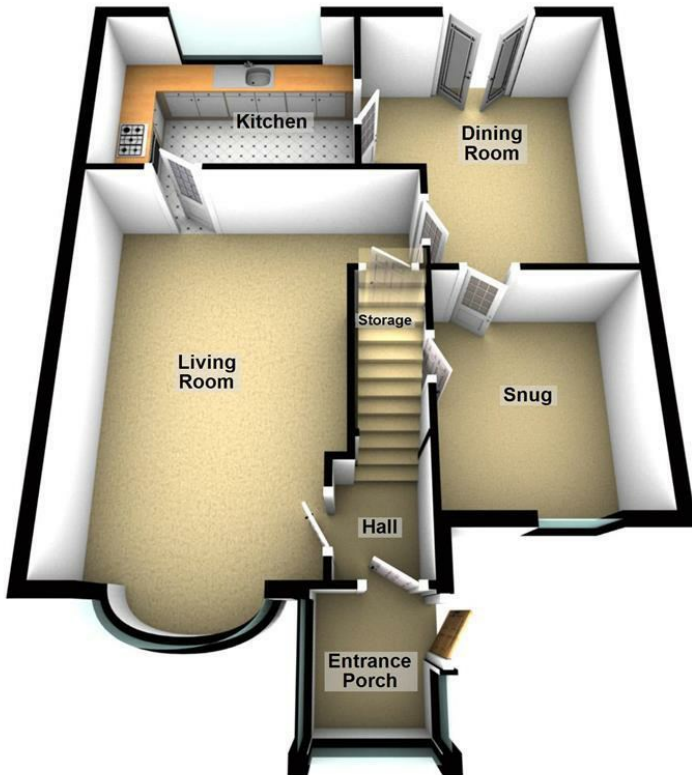
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: Unknown

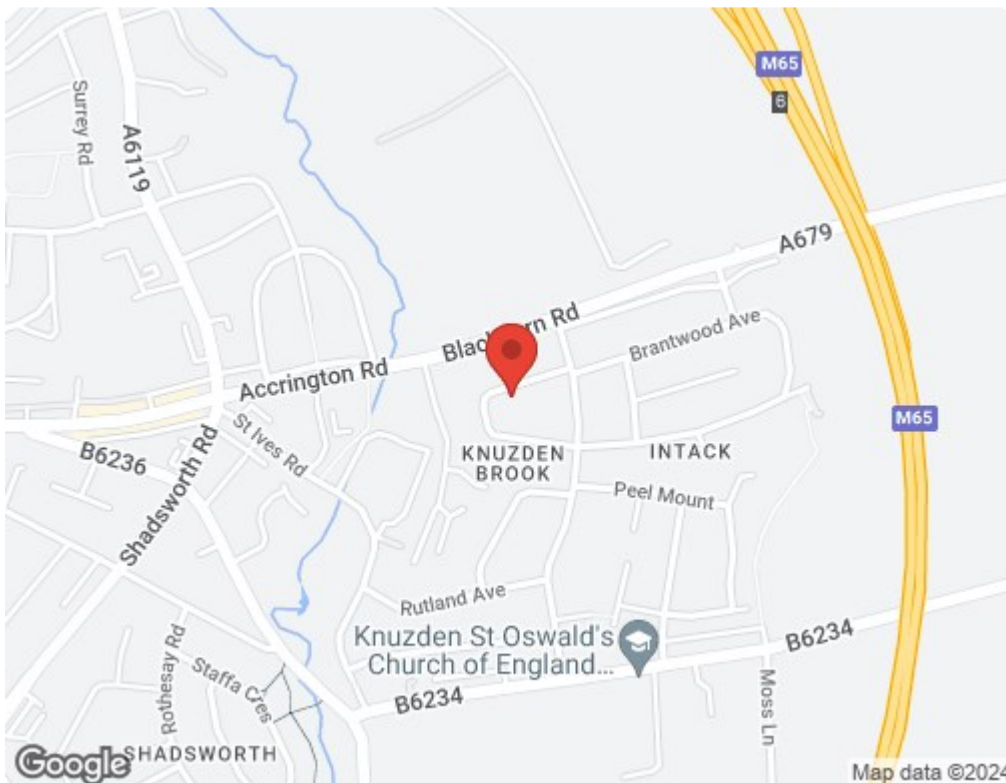
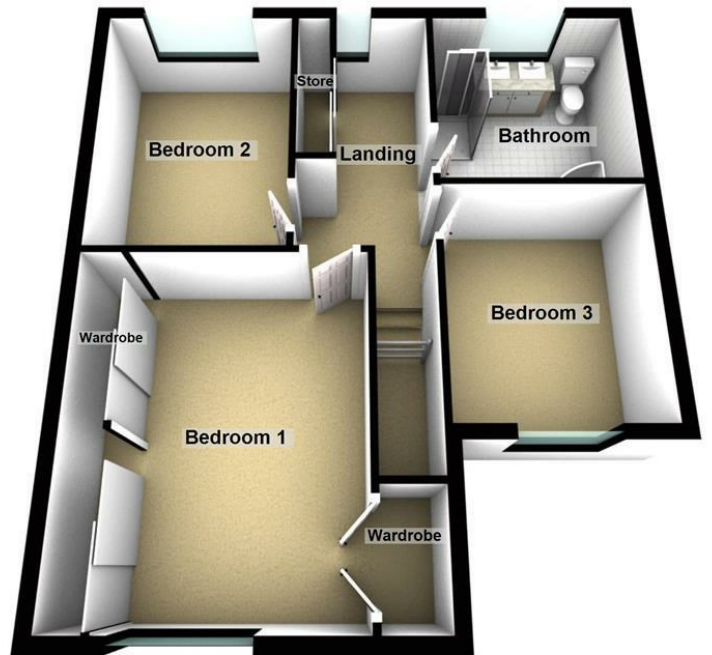
Coalfield & Mining Area: No



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		
England & Wales		EU Directive 2002/91/EC
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>		
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