

curtis law

ESTATE AGENTS



Royshaw Avenue, Blackburn

*** EXCELLENT THREE BEDROOM DETACHED BUNGALOW - NO ONWARD CHAIN ***

Occupying a prime plot in Pleckgate, one of Blackburn's most desirable locations, we are delighted to present this beautiful detached bungalow to the market. In need of modernisation, this property offers a rare opportunity to acquire a spacious and versatile home with immense potential. Boasting excellent living accommodation, the bungalow features a generously sized lounge, three double bedrooms, a fitted kitchen, and a three-piece bathroom suite. The exterior includes lush wraparound lawns, a low-maintenance garden, a detached garage, and a driveway for multiple vehicles. This residence offers ample space and potential and is not to be missed!

Located just off Openshaw Drive, this property is ideally situated near a variety of local amenities, including shops, convenience stores, cafes, doctors, and reputable schools. Additionally, Roe Lee Park and Corporation Park are just a five-minute drive away, offering scenic walks and charming picnic spots. Commuters will benefit from excellent transport links and bus routes, providing easy access to Blackburn Town Centre, the Ribble Valley, Preston, and beyond.

Get in contact with our sales team to arrange a viewing on this 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.

- Detached Bungalow On Large Corner Plot
- Spacious Lounge & Fitted Kitchen
- Detached Garage & Driveway
- Three Double Bedrooms
- Large, Wraparound Gardens
- Council Tax Band C
- No Chain Delay
- Situated In Popular Pleckgate Area
- Freehold

Offers over £175,000

Royshaw Avenue, Blackburn

Ground Floor

Hallway

13'9" x 3'2" by 11'3" x 3'2" (4.20m x 0.97m by 3.43m x 0.97m)
Hardwood single glazed front door to hallway, ceiling light fitting, electric central heating radiator, coving to ceiling, meter cupboard, loft access via hatch, doors to a lounge, three bedrooms, a kitchen and a bathroom suite, further door to airing cupboard with hot water tank, carpeted flooring.

Bedroom Three

11'3" x 8'9" (3.44m x 2.67m)
UPVC double glazed windows, ceiling light fitting, storage heater, coving to ceiling, carpeted flooring.

Kitchen

10'2" x 7'8" (3.12m x 2.34m)
UPVC double glazed window, hardwood single glazed door to front elevation, a range of wood effect wall and base units with marble effect worktops, part tiled splashbacks, inset one and a half sink and drainer with mixer tap, integrated 'Belling' electric oven and grill in unit, integrated four ring electric hob with extractor hood, space for fridge freezer, plumbing for washing machine, ceiling light fitting, vinyl flooring.

Lounge

14'6" x 11'3" (4.42m x 3.43m)
UPVC double glazed windows, ceiling light fitting, storage heater, coving to ceiling, electric fireplace, carpeted flooring.

Bathroom

8'2" x 5'0" (2.51m x 1.54m)
UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled WC, full pedestal wash basin, panel bath, part tiled elevations, ceiling light fitting, carpeted flooring.

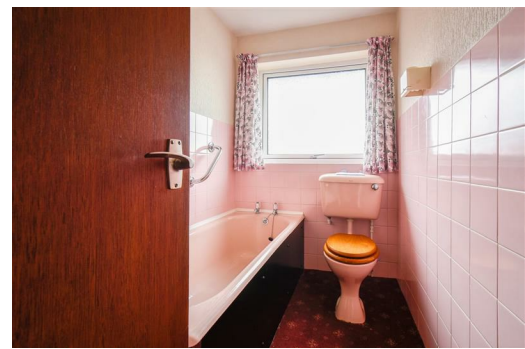
Bedroom One

11'7" x 11'3" (3.55m x 3.43m)
UPVC double glazed window, ceiling light fitting, storage heater, coving to ceiling, carpeted flooring.

Bedroom Two

11'3" x 8'5" (3.45m x 2.59m)
UPVC double glazed windows, ceiling light fitting, carpeted flooring.

External



Front

Driveway for multiple vehicles, laid to lawn wraparound gardens with mature shrubbery and hedging, path leading to front door, gated access to the garden.

Side

A beautiful garden comprising of: a part flagged patio and stone chipped garden with mature shrubbery and hedging, access to garage via side door.

Garage

Detached, single garage with up and over door, additional access from garden via door.

Agents Notes

Tenure: Freehold

Council Tax Band: C - Blackburn with Darwen

Property Type: Detached bungalow

Property Construction: Brick with slate roof

Water Supply: Yes

Electricity Supply: Yes

Gas Supply: No (there is a gas pipe that has been capped in the property)

Sewerage: Yes

Heating: Storage heaters

Broadband: None

Mobile Signal: None

Parking: Driveway and garage

Building Safety: None

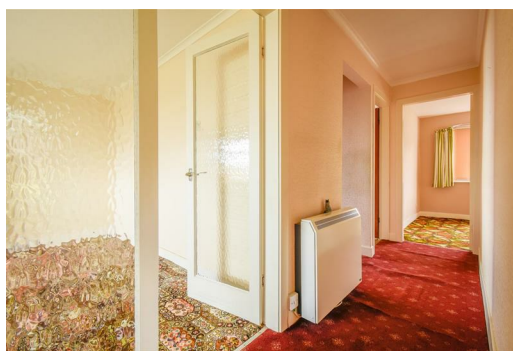
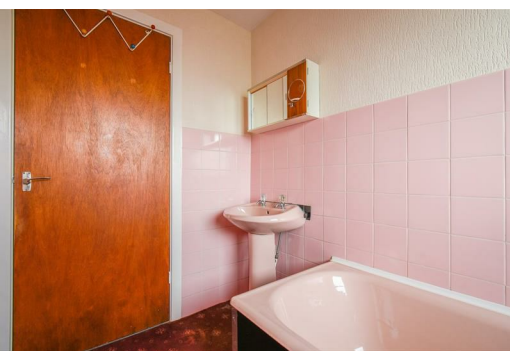
Rights & Restrictions: Unknown

Flood & Erosion Risks: No

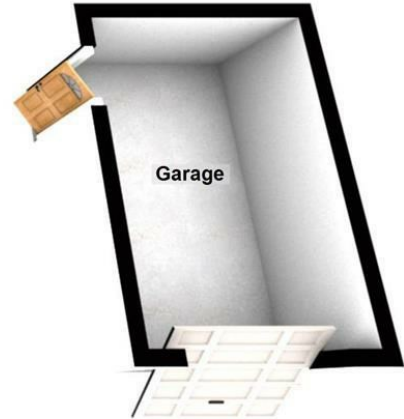
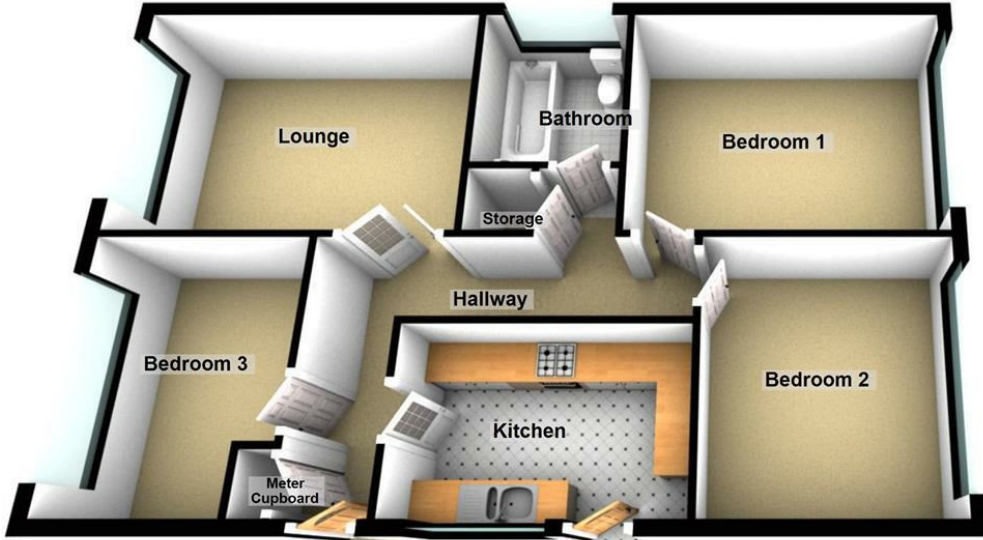
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: None

Coalfield & Mining Area: Unknown



Ground Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 86 | 89 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |