

curtis law

ESTATE AGENTS



Lyndhurst Avenue, Blackburn

*** BEAUTIFULLY PRESENTED TWO BEDROOM BUNGALOW - IDEAL DOWNSIZE ***

Tucked away in one of Blackburn's most desirable residential areas, this stunning true semi-detached bungalow blends modern elegance with timeless charm - offering the perfect blend of sophistication, comfort, and style.

Beautifully renovated and immaculately presented throughout, it reflects the homeowners' exceptional style and attention to detail. The sleek, neutral-toned kitchen is bathed in natural light, while the inviting lounge boasts a charming bay window and stylish media wall. Offering two generously sized bedrooms, a chic shower room, and a spacious conservatory, this remarkable home also offers a private driveway and garage for added convenience.

Surrounded by a beautifully maintained wraparound garden, it perfectly balances comfort and style - ideal for those looking to downsize or take their first step onto the property ladder in a serene setting.

Perfectly situated in a prime location, this home is just a stone's throw from a row of local shops, including a convenience store, newsagents, hairdressers, and a charming café. A variety of other amenities are also within easy reach, along with well-regarded schools. For commuters, excellent transport links provide effortless connections to Blackburn Town Centre, Great Harwood, Darwen, and Accrington via nearby bus routes.

Don't miss the chance to make this exceptional property your own! Contact our sales team today to arrange a viewing and discover your perfect home.

- True Semi- Detached Bungalow On Corner Plot
- Prime Location Close To Local Amenities
- Drive & Detached Garage For Off Road Parking
- Two Double Bedrooms With Access To Spacious Conservatory
- Beautiful Lounge With Media Wall Feature
- Council Tax Band B
- Modern Fitted Kitchen & Shower Room
- Wraparound Gardens To The Side & Rear
- Leasehold

Offers over £175,000

Lyndhurst Avenue, Blackburn

Ground Floor

Kitchen

11'5" x 7'10" (3.48m x 2.39m)

Two uPVC double glazed windows, uPVC double glazed frosted side door, a range of grey high gloss wall and base units with Quartz effect worktops and splashbacks, inset composite sink and drainer with mixer tap, integrated double electric oven in eye level unit, integrated four ring gas hob with extractor hood, integrated fridge freezer, plumbing for washer dryer, 'Worcester' combi boiler housed in wall unit, ceiling spotlights, central heating ladder radiator, open access to hall, doors to lounge, wood effect flooring.

Lounge

11'5" x 11'6" (3.48m x 3.52m)

UPVC double glazed bay window, ceiling spotlights, central heating radiator, media wall with shelving, spotlights and television point, wood effect flooring.

Hall

5'9" x 3'5" (1.77m x 1.06m)

Ceiling spotlights, smoke alarm, loft access via hatch, open access from kitchen, doors to two double bedrooms and modern shower room, wood effect flooring.

Bedroom One

12'4" x 10'2" (3.76m x 3.10m)

UPVC double glazed sliding door to conservatory, ceiling spotlights, central heating radiator, television point, two doors to storage cupboards, wood effect flooring.

Bedroom Two

9'3" x 7'2" (2.84m x 2.19m)

UPVC double glazed window, uPVC double glazed door to conservatory, ceiling spotlights, central heating radiator, wood effect flooring.

Conservatory

14'2" x 7'9" (4.33m x 2.38m)

UPVC double glazed windows surround, uPVC double glazed door to side garden, ceiling light fitting, central heating radiator, access from both bedrooms, wood effect flooring.

Shower Room

5'10" x 4'11" (1.78m x 1.50m)

UPVC double glazed frosted window, a three piece shower room comprising of: a close coupled dual flush WC, vanity wash basin with mixer tap, fully enclosed walk-in shower cubicle with waterfall effect showerhead, part tiled elevations, ceiling spotlights, central heating towel rail, extractor fan, wood effect flooring.



External

Front

Gated access with garden stone chippings and path leading to gate which allows access to entrance door of property.

Side/ Rear

Flagged garden to the side and rear, raised bedding areas, drive for off road parking, detached single garage, wood fence surround.

Garage

Detached, single garage to the rear of the property, double gates for privacy and security.

Agents Notes

Tenure: Leasehold from 1955 until 2954, £4,65 per year

Council Tax Band: B

Property Type: Bungalow

Property Construction: Construction Brick

Roof Type: Slate

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Eco Combi-Boiler

Broadband/ Internet Speed: Good

Mobile Signal: Good

Building Safety: Unknown

Restrictions: Unknown

Rights & Easements: Unknown

Flood & Erosion Risks: Unknown

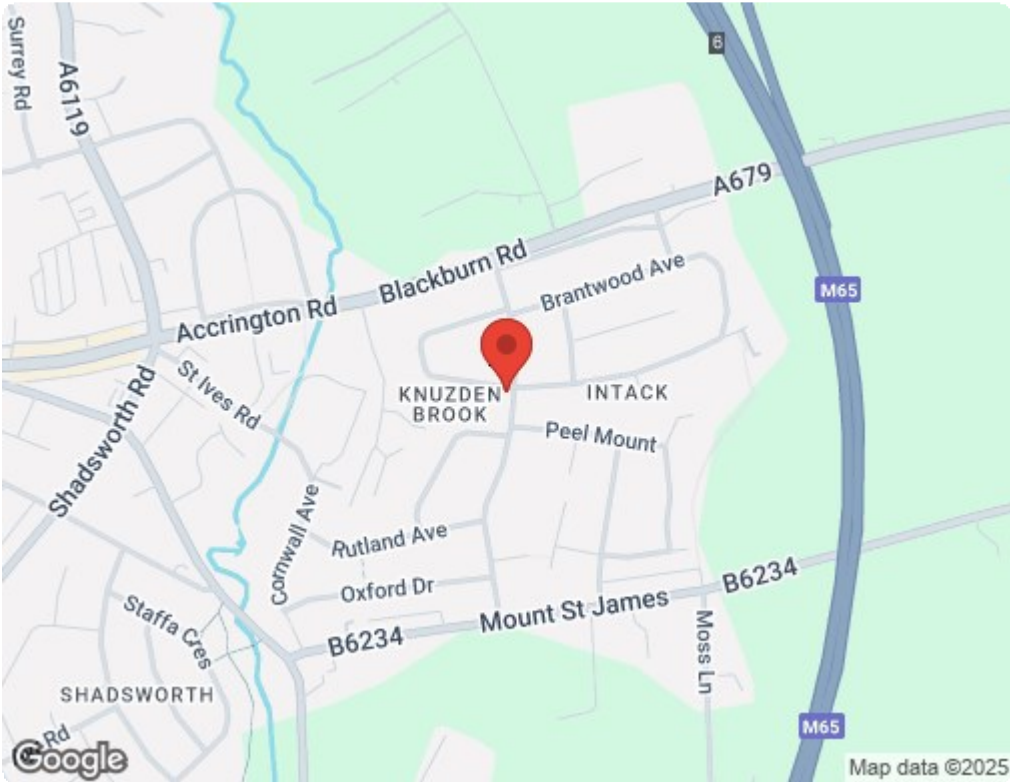
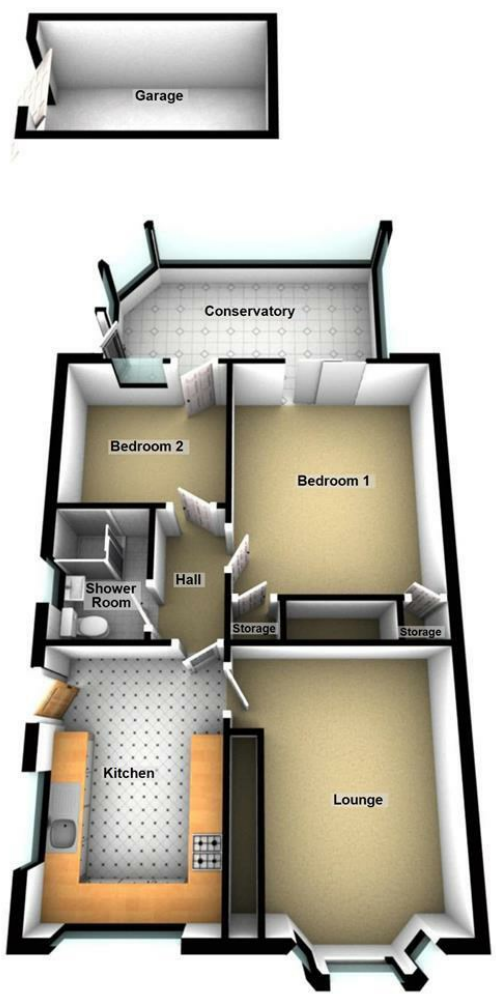
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

Coalfield & Mining Area: Unknown



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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		
England & Wales		EU Directive 2002/91/EC