

curtis law

ESTATE AGENTS



Heaning Avenue, Blackburn

*** LARGE CORNER PLOT IN INTACK ***

Curtis Law Estate Agents are proud to present this charming three-bedroom family home located on Heaning Avenue, Blackburn. This delightful home offers a perfect blend of comfort and space, making it an ideal choice for families looking to create lasting memories.

As you enter, you shall find a welcoming living room that provides a warm and inviting atmosphere for family gatherings and entertaining guests. The home boasts three well-proportioned bedrooms, ensuring ample space for family members or guests. The bathroom is conveniently located, catering to the needs of a busy household.

One of the standout features of this property is the extremely large rear garden, which is perfect for outdoor activities and relaxation. With multiple seating areas, it offers a wonderful space for barbecues, children's play, or simply enjoying the fresh air. The large corner plot enhances the sense of space and privacy, making it a true haven for families.

This semi-detached house is not just a place to live; it is a home where cherished memories can be made. The location is ideal for families, providing a friendly neighbourhood atmosphere while being close to local amenities and schools.

- Exquisite Semi-Detached Home
- Abundance Living Space
- Off-Road Parking
- Council Tax Band: B
- Three Bedrooms
- Modern Fitted Kitchen
- Tenure: Freehold
- Stunning Rear Garden
- Viewings Recommended

Offers over £224,950

Heaning Avenue, Blackburn

Ground Floor

Porch

4'2" x 1'9" (1.28 x 0.55)

Composite front door to entrance hallway, ceiling light fitting, tiled flooring.

Hallway

7'0" x 10'0" (2.14 x 3.05)

Ceiling light fitting, radiator, doors leading to living room and kitchen, door to storage area, stairs to first floor landing, carpeted flooring.

Living Room

10'6" x 22'10" (3.21 x 6.98)

UPVC double glazed bay window, ceiling light fitting, radiator, feature fireplace with surround and hearth, television point, carpeted flooring.

Conservatory

9'4" x 11'4" (2.85 x 3.46)

UPVC double glazed window surround, UPVC double glazed French doors to garden, ceiling light fitting with fan attachment, electric storage heater, tiled flooring.

Kitchen

6'9" x 12'2" (2.08 x 3.71)

UPVC double glazed window, a range of wall and base units with contrasting worktops, inset stainless steel sink with high spout mixer tap, integrated electric oven and gas hob and extractor hood, beige tiled splash backs, space for washing machine, integrated fridge and freezer, ceiling light fitting, tiled flooring.

Kitchen Area

4'5" x 5'9" (1.36 x 1.76)

UPVC double glazed window surround, a range of base units with contrasting worktops, electricity supply, UPVC double glazed frosted door, tiled flooring.

First Floor

Landing

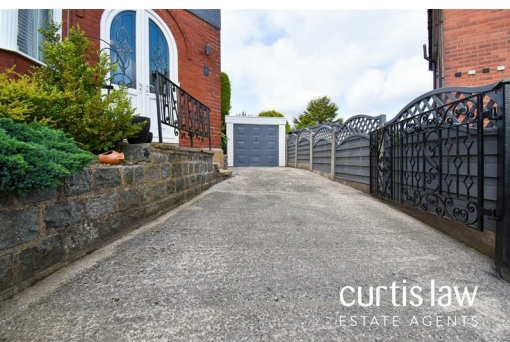
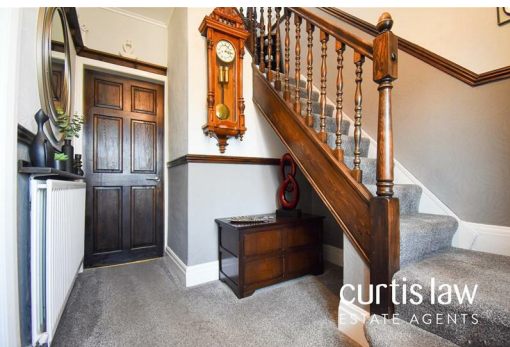
6'9" x 6'9" (2.06 x 2.07)

Ceiling light fitting, doors to three bedrooms and three piece bathroom suite, carpeted flooring.

Master Bedroom

10'6" x 13'3" (3.21 x 4.05)

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



Bedroom Two

10'6" x 8'9" (3.22 x 2.67)

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

Bedroom Three

7'1" x 8'1" (2.16 x 2.48)

UPVC double glazed window, ceiling light fitting, carpeted flooring.

Bathroom

6'10" x 7'10" (2.10 x 2.41)

UPVC double glazed frosted window, door to storage cupboard with cylinder tank, a three piece bathroom suite comprising of; a wash basin with mixer tap, corner panel bath with mixer tap and showerhead attachment, heated towel rail, tiled elevations, ceiling light fitting, vinyl flooring.

External

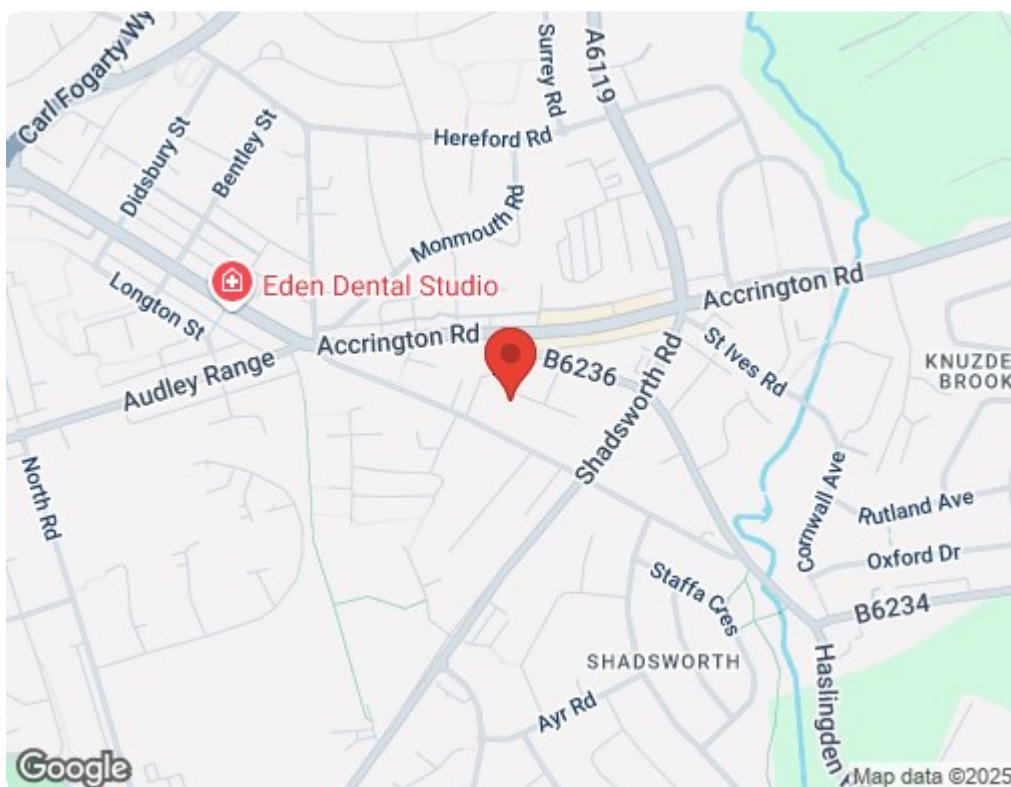
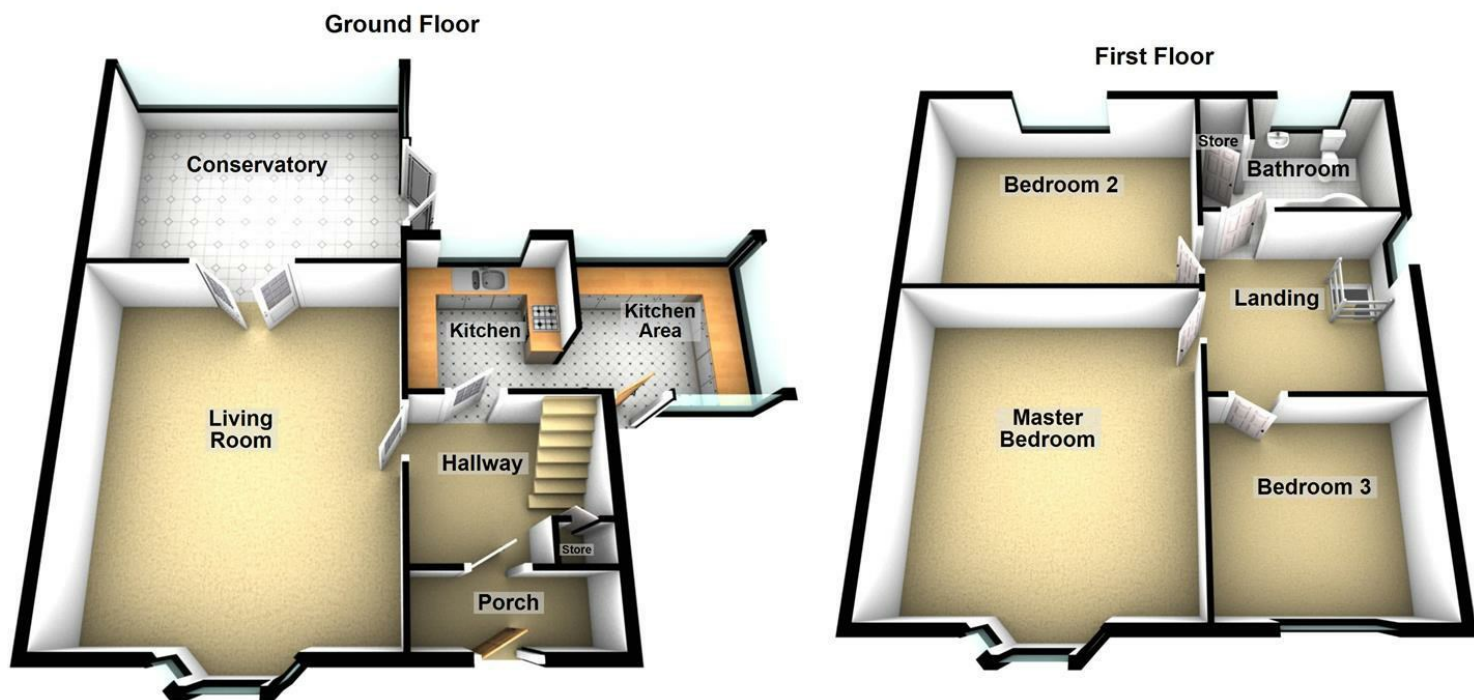
Front

Access to driveway for multiple vehicles and access to garage, mature shrubs, trees and flowers, steps leading up to front door.

Rear

Enclosed rear garden, laid-to-lawn areas, mature shrubs, trees, hedges and flowers, multiple seating patio areas, steps up to side door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		72
		56
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		