



7 Rhodes Avenue, Blackburn

£260,000 Freehold

SUPERB THREE BEDROOM FAMILY HOME ON THE COVETED POSITION OF RHODES AVENUE, PLECKGATE! This exquisite three-bedroom detached property offers a harmonious blend of style, comfort, and convenience, making it the perfect place to call home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



SUPERB THREE BEDROOM FAMILY HOME ON THE COVETED POSITION OF RHODES AVENUE, PLECKGATE! This exquisite three-bedroom detached property offers a harmonious blend of style, comfort, and convenience, making it the perfect place to call home. Early viewing is simply essential as high interest is expected.

Upon entering, a welcoming entrance vestibule and hallway, featuring underfloor heating, set the tone for this beautiful home. The lounge, adorned with an electric fireplace, provides a cozy retreat, while the adjacent stylish kitchen diner is a chef's delight. The kitchen boasts grey countertops, white base and eye-level units, and underfloor heating, creating an inviting space for culinary endeavors. Integral appliances, including a washing machine, tumble dryer, and dishwasher, make daily chores a breeze, and there's ample space for a dining table, perfect for entertaining. A recent addition to the property is the conservatory, completed just two years ago. Featuring an insulated ceiling and underfloor heating, this space seamlessly extends the living area, providing a tranquil spot to enjoy the views of the well-maintained gardens.

Heading to the first floor, a well-appointed landing leads to the master bedroom, bedroom two which is a generously proportioned double bedroom with storage, and an additional single bedroom. The fully tiled, luxurious four-piece bathroom, complete with a separate shower enclosure, adds a touch of opulence to the property.

The exterior of the property is equally impressive, with driveway parking for two cars, a single garage with power and lighting, and enchanting front and rear gardens. These outdoor spaces offer a perfect backdrop for relaxation, gardening, and outdoor activities.

Situated within the catchment area of highly rated schools and within walking distance to excellent amenities, this property caters to the needs of both families and individuals alike. Don't miss the opportunity to make this stunning three-bedroom detached property on Rhodes Avenue your forever home.



Vestibule

Tiled flooring, composite front door, uPVC double glazed window.

Hallway

Laminate flooring with underfloor heating, stairs to first floor, uPVC double glazed window, under stairs storage.

Lounge

Carpet flooring, electric fire with stone hearth and surround, panel radiator, uPVC double glazed window, TV point, ceiling coving.

Kitchen Diner

Range of fitted wall and base units and contrasting work surfaces, laminate flooring with underfloor heating, space for five ring gas cooker, extractor fan, tiled splash backs, integral washing machine, tumble dryer and dishwasher, space for fridge freezer, sink and drainer, space for dining table, uPVC double glazed window.

Conservatory

9' 8" x 8' 6" (2.95m x 2.59m)

Laminate flooring with underfloor heating, uPVC double glazed window, insulated ceiling.

Landing

Carpet flooring, uPVC double glazed window.

Master Bedroom

11' 10" x 11' 11" (3.61m x 3.63m)

Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Two

10' 8" x 10' 5" (3.25m x 3.18m)

Double bedroom, carpet flooring, fitted cupboard, panel radiators, uPVC double glazed window.

Bedroom Three

8' 5" x 6' 10" (2.57m x 2.08m)

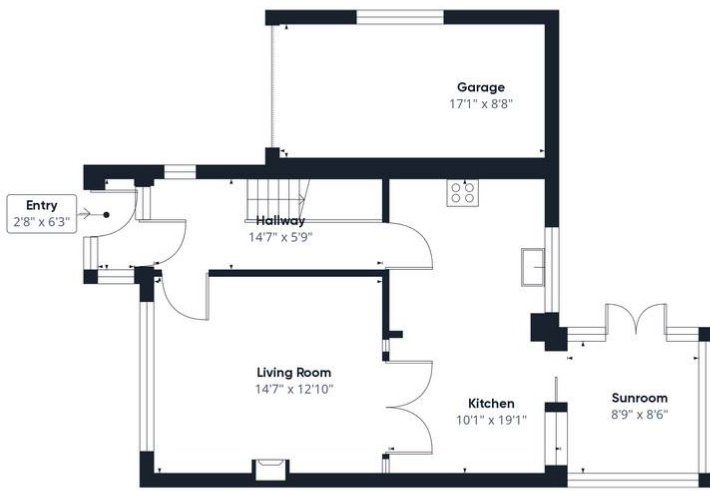
Carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

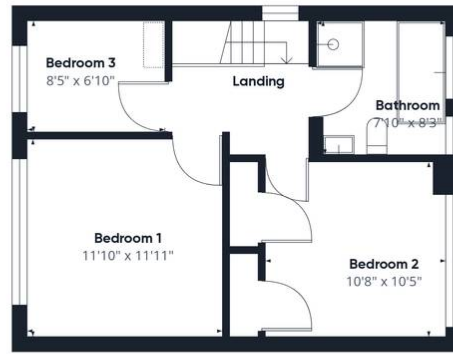
7' 10" x 8' 3" (2.39m x 2.51m)

Four piece in white, rubber tiled flooring with under floor heating, panel radiator, tiled floor to ceiling, two uPVC double glazed windows, ceiling spotlights.





Floor 0



Floor 1

Approximate total area[®]
1180.24 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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