



## 5 Rhodes Avenue, Blackburn

£220,000 Freehold

WELCOME TO THIS IMPRESSIVE THREE BEDROOM DETACHED HOUSE IN PLECKGATE. The property offers spacious and versatile accommodation, perfect for family living. The ground floor boasts a welcoming entrance hallway with two reception rooms, ideal for entertaining guests or relaxing with loved ones.

Council Tax band: D

Tenure: Freehold





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The ground floor also features a convenient shower room and the master bedroom, providing flexibility for different living arrangements. The highlight of the property is the large lounge with dual aspect windows, flooding the room with natural light and creating a bright, refreshing atmosphere. Upstairs, you will find two additional bedrooms and a well-appointed family bathroom, ensuring comfort and convenience for every member of the household. Additional features include driveway parking, an attached garage, and front and rear gardens, offering outdoor space. With no chain delay, this property presents a fantastic opportunity for those looking to make a hassle-free move to a sought-after location.

Step outside and discover the beautiful outdoor space that this property has to offer. The welcoming front garden creates a charming and private first impression. The driveway provides convenient parking for multiple vehicles, while the attached garage offers additional storage space. As you make your way to the rear of the property, you will find a generously sized garden, perfect for outdoor activities and al fresco dining. With a wealth of opportunities to enjoy both indoor and outdoor living, this property is sure to fulfil your desire for a comfortable and well-appointed home in a highly sought-after area. Don't miss out on the chance to make this property your own and experience the pleasures of living in a prestigious location.



**Vestibule**

Carpet flooring, double glazed upvc window and front door.

**Hallway**

Carpet flooring, stairs to first floor, panel radiator.

**Lounge**

Carpet flooring, ceiling coving, gas fire, x2 double glazed uPVC windows, x2 panel radiators, TV point.

**Dining Room**

Carpet flooring, double glazed uPVC window, panel radiator.

**Kitchen**

Range of fitted wall and base units with contrasting work surfaces, Amtico flooring, stainless steel sink and drainer, double electric oven, tiled splash backs, space for under counter appliances, double glazed uPVC window and door to the rear garden.

**Shower Room**

Carpet flooring, three piece in white with mains fed shower, built in storage, double glazed uPVC window, panel radiator.

**Bedroom One**

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

**Bedroom Two**

Double bedroom with carpet flooring, under eaves storage, double glazed uPVC window, panel radiator.

**Bedroom Three**

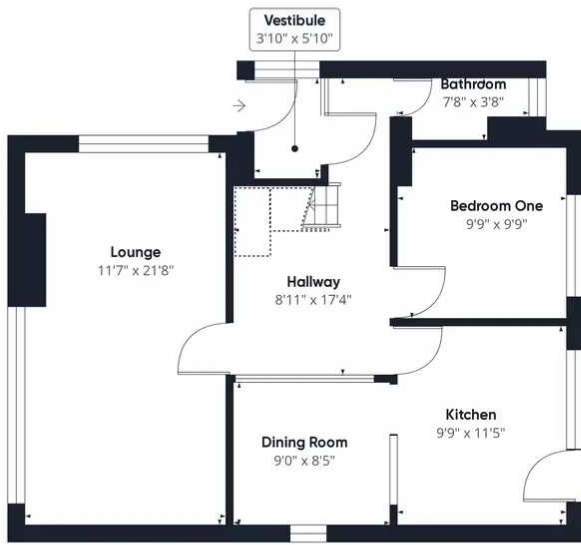
Double bedroom with carpet flooring, under eaves storage, double glazed uPVC window, panel radiator.

**Bathroom**

Carpet flooring, three piece in pink, tiled floor to ceiling, storage cupboard, double glazed uPVC window, panel radiator.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1168.47 ft<sup>2</sup>

Reduced headroom  
16.35 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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