



## 22 Moorside Avenue, Blackburn

£145,000 Leasehold

**\*SEMI-DETACHED PROPERTY ON EXTENSIVE PLOT WITH NO CHAIN DELAY\*** Perfectly positioned on Moorside Avenue, this charming three-bedroom semi-detached property presents an exciting opportunity for those looking to reside in this convenient location. Early viewing advised!

Council Tax band: B

Tenure: Leasehold



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Upon entering, you are greeted by an inviting hallway with stairs to the first floor. The lounge provides the perfect space for the family to relax with a central gas fire and large bay window overlooking the front garden. The kitchen benefits from plentiful storage, integrated appliances and a convenient breakfast bar. There is also a utility space to the side with a door leading to the rear garden. On the first floor, off the landing, is the spacious master bedroom and second bedroom which also a well sized double. Completing the property internally is the third bedroom and family bathroom suite in white. The property is warmed through gas central heating and is mostly double glazed throughout.

Outside, the property benefits from driveway parking, ensuring ease of access, while a garden to the front and on-street parking cater to additional parking needs. To the rear, a generously sized garden awaits, providing ample space for outdoor recreation and entertaining. Situated within the catchment area of highly regarded schools, this property is ideal for families. Additionally, it enjoys close proximity to excellent amenities. Early viewing is advised for what is sure to be a popular property.



**Hallway**

uPVC front door, carpet flooring, stairs to first floor, meter cupboard.

**Lounge**

Carpet flooring, gas fireplace, uPVC double glazed window, TV point, phone point, panel radiator.

**Kitchen**

Range of fitted wall and base units and contrasting work surfaces, stainless steel sink and drainer, electric hob, electric oven, space for fridge freezer, space for washing machine, breakfast bar, uPVC double glazed window x2, linoleum flooring, panel radiator.

**Utility Room**

uPVC window and door to rear, stone flooring, wall mounted boiler, space for washer or dryer, gas meter.

**Bedroom**

Carpet flooring, uPVC double glazed window, panel radiator.

**Bedroom 2**

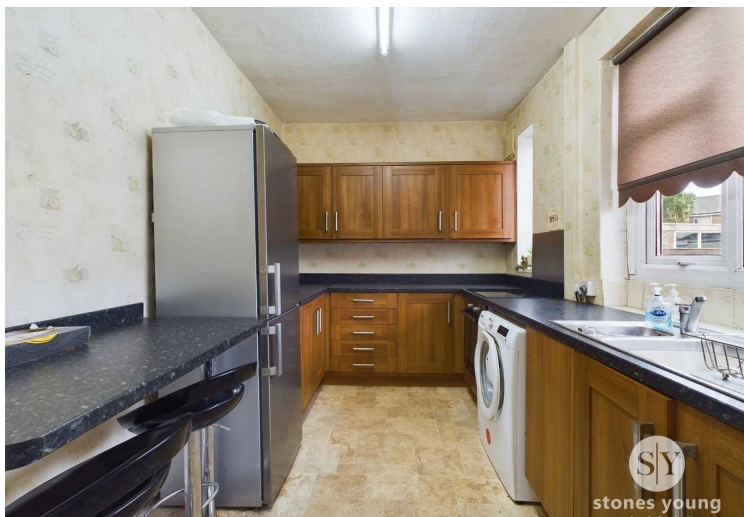
Carpet flooring, built in storage cupboard, uPVC double glazed window, panel radiator.

**Bedroom 3**

Carpet flooring, wooden framed single glazed window.

**Bathroom**

Lino flooring, three piece suite in white, shower over bath, sink, W/C, uPVC double glazed frosted window, panel radiator.





Floor 0



Floor 1

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

(1) 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.

Calculations are based on RICS IPMS 3C standard.

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