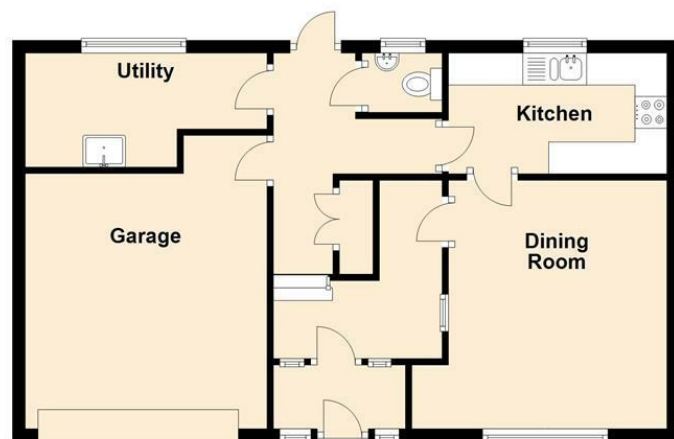
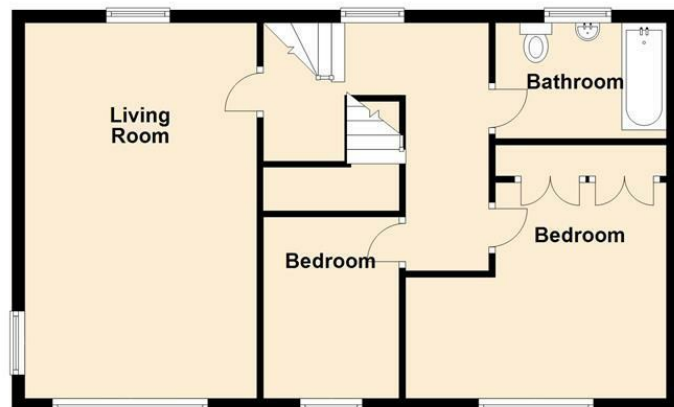


**Ground Floor**  
Approx. 637.3 sq. feet



**First Floor**  
Approx. 637.3 sq. feet



**Second Floor**  
Approx. 305.6 sq. feet



Total area: approx. 1580.3 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Ryburn Avenue, Blackburn, BB2 7AU

### £375,000

A BEAUTIFULLY PRESENTED FOUR-BEDROOM FAMILY HOME

Conveniently situated near to the centre of Blackburn, this property is perfect for a family wanting a spacious four-bedroom home. The property is in the catchment area of well regarded schools, local amenities and major commuter routes. The property boasts gorgeous views of Ribble Valley from the rear and to the front a large driveway for numerous vehicles.

The property comprises briefly, to the ground floor; entrance through the porch, leading into the hall way, with doors leading into the dining room and steps to the reception room. The dining room provides access to the kitchen, the kitchen has steps down to the garage, utility room and down stairs WC, with a door to the rear. To the first floor, the landing has doors to the main bathroom, bedroom one and two. To the second floor, the landing provides access to bedroom three and four.

Externally, to the rear; the property boasts a laid to lawn garden which wraps around the house, to the front. With a paved patio and bedding areas with mature shrubs. To the front; the property has a large driveway providing parking for numerous vehicles and a front laid to lawn garden with steps to the front entrance door.

For further information, or to arrange a viewing, please contact our Blackburn team at your earliest convenience.

# Ryburn Avenue, Blackburn, BB2 7AU

£375,000



- Spacious Detached Property
- Set Over Three Floors
- Off Road Parking for Multiple Vehicles
- EPC Rating E
- Four Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom
- Extensive Wraparound Gardens
- Council Tax Band E

## Ground Floor

### Porch

4'02 x 4'01 (1.27m x 1.24m )  
Tiled flooring, doors to the hallway.

### Hallway

7'08 x 7'05 (2.34m x 2.26m )  
Doors to the dining room, stairs leading to the first floor, door to reception room one.

### Dining Room

13'10 x 12'06 (4.22m x 3.81m )  
UPVC double glazed window, central heating radiator, electric fire, television point, door to kitchen.

### Living Room

19'09 x 11'07 (6.02m x 3.53m )  
Three UPVC double glazed windows, two central heating radiators, gas real flame fire, television point.

### Kitchen

11'07 x 6'05 (3.53m x 1.96m )  
UPVC double glazed window, mix of wall and base units, laminate worktops, integrated double oven, five ring gas hob, extractor hood, one and a half bowl sink with drainer and mixer taps, integrated fridge / freezer, integrated dishwasher, four steps down to garage, utility and toilet.

### Garage

16'9 x 12'2 (5.11m x 3.71m )  
Garage door.

### WC

UPVC double glazed window, dual flush WC, pedestal wash basin with mixer taps.

### Utility

12'0 x 5'0 (3.66m x 1.52m )  
UPVC double glazed window, Belfast sink, fitted base units, plumbing for washing machine and dryer, wall mounted boiler, tiled flooring.

## First Floor

### Landing

UPVC double glazed window, doors to two bedrooms and bathroom.

### Bedroom One

11'10 x 11'07 (3.61m x 3.53m )  
UPVC double glazed window, central heating radiator, fitted wardrobes.

### Bedroom Two

9'07 x 7'05 (2.92m x 2.26m )  
UPVC double glazed window, central heating radiator, storage hatch.

## Bathroom

8'04 x 5'00 (2.54m x 1.52m )  
UPVC double glazed frosted window, central heating towel rail, panel bath with electric feed shower, vanity top wash basin with mixer taps, low basin WC, full tiled elevations, tile effect flooring.

## Second Floor

### Landing

Doors to bedroom three and four.

### Bedroom Three

12'2 x 7'10 (3.71m x 2.39m )  
UPVC double glazed window, central heating radiator, fitted wardrobes, door to eaves.

### Bedroom Four

11'07 x 7'06 (3.53m x 2.29m )  
UPVC double glazed window, central heating radiator, fitted wardrobes, doors to eaves.

## Externally

Laid to lawn wrap around garden, driveway for multiple cars.

