



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		63	76
(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.

## Rosebay Avenue, Blackburn, BB2 5HT

### £210,000

#### THE PERFECT FAMILY HOME

Located within the most desirable location of Feniscowles and offering an abundance of indoor and outdoor space, added loft conversion, contemporary fixtures and fittings and no chain delay, this exceptional three bedroom semi detached property is being proudly welcomed to the market. With open plan living space, added garage and a complete blank canvas, this property is the perfect home for any family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Chorley, Preston and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen and staircase to the first floor. The reception room leads openly on to a second reception room. The second reception room and kitchen both lead openly on to a conservatory. The first floor comprises of doors on to three generously sized bedrooms, shower room and staircase to the attic conversion. Externally there is a garden to the rear with laid to lawn, paving and decking areas, as well as access on to the garage. To the front there is a driveway for three cars.

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



# Rosebay Avenue, Blackburn, BB2 5HT

£210,000



- Tenure Leasehold
- Off Road Parking For Numerous Vehicles
- Ideal Family Home
- Easy Access To Major Network Links
- Council Tax Band C
- No Chain Delay
- Open Plan Living Space
- EPC Rating D
- Three Bedroom Semi Detached Property
- Enclosed Garden

## Ground Floor

### Entrance

UPVC double glazed door to porch.

### Porch

6'7 x 2'9 (2.01m x 0.84m)

UPVC double glazed window, spotlights and UPVC double glazed frosted door to hall.

### Hall

13'2 x 6' (4.01m x 1.83m)

Central heating radiator, spotlights, smoke alarm, under stairs storage, wood effect laminate flooring, oak door to reception room one, open to kitchen and stairs to first floor.

### Reception Room One

13'2 x 10'2 (4.01m x 3.10m)

UPVC double glazed window, central heating radiator, two feature wall lights, television point, gas fire with granite effect hearth and surround, wood effect laminate flooring and open to reception room two.

### Reception Room Two

10'5 x 8'7 (3.18m x 2.62m)

Central heating radiator, coving, wood effect laminate flooring and open to conservatory.

### Conservatory

13'11 x 8'7 (4.24m x 2.62m)

UPVC double glazed window, central heating radiator, double glazed roof, two ceiling fans, two feature wall lights, wood effect laminate flooring, UPVC double glazed patio doors to rear and open to kitchen.

### Kitchen

10'5 x 7'7 (3.18m x 2.31m)

UPVC double glazed window, range of gloss wall and base units, granite effect surface, composite one and a half sink and drainer with mixer tap, integrated electric Neff oven with combi microwave, four ring induction hob and extractor hood, integrated fridge freezer, washing machine and dishwasher, spotlights, under unit lighting and wood effect laminate flooring.

## First Floor

### Landing

9'2 x 7'11 (2.79m x 2.41m)

UPVC double glazed window, oak doors to three bedrooms, shower room and stairs to attic.

### Bedroom One

13'3 x 9'7 (4.04m x 2.92m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe and television point.

### Bedroom Two

9'10 x 7'5 (3.00m x 2.26m)

UPVC double glazed window, central heating radiator, under stairs storage and wood effect laminate flooring.

### Bedroom Three

9'3 x 6'7 (2.82m x 2.01m)

UPVC double glazed window, central heating radiator and over stairs storage.

### Shower Room

6'4 x 6'1 (1.93m x 1.85m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, enclosed double direct feed rainfall shower with rinse head, tiled elevation, spotlights, PVC to ceiling and slate effect vinyl flooring.

## Second Floor

### Attic Room

16'9 x 9'6 (5.11m x 2.90m)

Velux window and eave storage.

### External

### Front

Cement imprinted driveway for numerous vehicles and access to garage.

### Rear

Laid to lawn garden with paving, decking, bedding areas and access to garage.

### Garage

17'9 x 7'7 (5.41m x 2.31m)

Lighting, power and electric rolling garage door.

