



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	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
EU Directive 2002/91/EC	
England & Wales	

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.

## Heyworth Avenue, Blackburn, BB2 4SB Offers In The Region Of £220,000

GREAT FAMILY HOME ON AN IMPRESSIVE CORNER PLOT - SOLD WITH NO CHAIN DELAY

Welcome to Heyworth Avenue, Blackburn - a charming location for this fantastic property, perfect for a growing family. Situated on a popular residential estate, this stunning and well-presented home offers not only comfort but also convenience. With well-regarded schools; The Redeemer and St Stephen's Primary school, nearby. Situated on a fantastic corner plot located at the height of Heys Lane, this property boasts spacious rooms throughout, enviable gardens and modern fixtures and fittings and is truly the perfect family home not to be missed! Imagine waking up to fantastic views from your garden, a perfect spot for relaxation or entertaining guests. The property's proximity to many areas of natural beauty provides endless opportunities for outdoor activities and exploration. This house is not just a place to live; it's a place to create lasting memories with your loved ones. Don't miss the chance to make this wonderful property your new home in beautiful Blackburn.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and WC. The reception room guides you through to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads on to a conservatory. The first floor comprises of doors on to three bedrooms and a family bathroom. The main bedroom benefits from a modern en suite shower room. Externally there is an enclosed garden to the rear with stunning wild flowers, water feature and paved areas with access to the car port. To the front there is a wrap around garden with laid lawn areas, off road parking and access to the car port.

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

# Heyworth Avenue, Blackburn, BB2 4SB

## Offers In The Region Of £220,000



- Tenure Freehold
- Council Tax Band C
- EPC Rating C
- Off Road Parking With Driveway And Access To A Car Port
- Spacious Three Bedroom Detached Property With Viewing Essential
- Ideal Family Home Ready To Move Into
- Stunning Enviably Gardens
- Sought After Area
- Easy Access To Local Amenities
- Close Proximity To Major Commuter Routes

### Ground Floor

#### Entrance Vestibule

4'10 x 2'10 (1.47m x 0.86m)  
UPVC door, door to reception room and WC.

#### WC

5'7 x 2' (1.70m x 0.61m)  
UPVC double glazed window, central heating radiator, dual flush WC and wall mounted wash basin.

#### Reception Room

17' x 14' (5.18m x 4.27m)  
UPVC double glazed window, two central heating radiators, gas fire with granite surround and mantle, coving and doors to kitchen.

#### Kitchen

14' x 8'10 (4.27m x 2.69m)  
UPVC double glazed window, central heating radiator, laminate wall and base units, laminate work tops, four ring induction hob, glass splash back, extractor hood, double oven and microwave in a high rise unit, composite one and a half sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, spotlights, tiled flooring and UPVC double glazed sliding doors to the conservatory.

#### Conservatory

9'7 x 9'2 (2.92m x 2.79m)  
UPVC double glazed windows, central heating radiator and UPVC door to rear.

### First Floor

#### Landing

UPVC double glazed window, central heating radiator, doors to three bedrooms and bathroom.

#### Bedroom One

12'2 x 8'2 (3.71m x 2.49m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and door to the en suite.

#### En Suite

8' x 2'4 (2.44m x 0.71m)  
UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, direct feed shower, dual flush WC, tiled elevations and vinyl floor.

#### Bedroom Two

8'5 x 8'2 (2.57m x 2.49m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'10 x 6'3 (3.00m x 1.91m)  
UPVC double glazed window and central heating radiator.

### Bathroom

6'2 x 5'5 (1.88m x 1.65m)  
UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and overhead shower, tiled elevation and lino flooring.

### External

#### Rear

Raised bedding areas, enclosed paved garden, greenhouse and timber shed.

#### Front

Laid to lawn garden with mature shrubs and access to a car port with electric up and over door.

