



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			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	41		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Wyfordby Avenue, Blackburn, BB2 7AR

Offers In The Region Of £565,000

A SUPERB DETACHED FAMILY HOME OOZING POTENTIAL

Nestled in the charming Wyfordby Avenue, Blackburn, this delightful house is a true gem waiting to be discovered. Boasting four generously sized bedrooms, this detached family home is perfect for those seeking space and comfort.

As you step inside, you'll be greeted by a property that oozes character and potential. The three reception rooms offer versatility and ample space for entertaining guests or simply relaxing with your loved ones. Imagine the possibilities for creating your own unique living spaces!

One of the standout features of this property is the extensive wrap-around garden. Whether you have a green thumb or simply enjoy outdoor gatherings, this garden provides the perfect backdrop for creating lasting memories. Additionally, the double garage and driveway offer convenience and plenty of space for parking multiple vehicles.

Don't miss out on the opportunity to make this house your home. With its character-filled interiors, spacious layout, and beautiful garden, this property is just waiting for you to add your personal touch. Book a viewing today and start envisioning the endless possibilities that this charming house has to offer.

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Wyfordby Avenue, Blackburn, BB2 7AR

Offers In The Region Of £565,000



- Tenure Freehold
- Off Road Parking With Drive
- Three Reception Rooms
- Easy Access To Major Commuter Routes

- Council Tax Band G
- Spacious Detached Property With Viewing essential
- Ideal Family Home

- EPC Rating E
- Four Bedrooms
- Fitted Kitchen And Two Piece Bathroom Suite With Separate WC's

Ground Floor

Entrance

UPVC door to porch.

Porch

7'9 x 4'10 (2.36m x 1.47m)

UPVC double glazed window, tiled flooring and hard wood door to hallway.

Hallway

12'11 x 7'10 (3.94m x 2.39m)

Central heating radiator, coving, doors to two reception rooms, WC and kitchen.

Reception Room One

17'7 x 13'7 (5.36m x 4.14m)

UPVC double glazed window, central heating radiator, fireplace with decorative surround, coving, four feature wall lights and open access to reception room three.

Reception Room Three

11'4 x 9'1 (3.45m x 2.77m)

Hard wood double glazed window, French doors to rear and one feature wall light.

Reception Room Two

12'2 x 11'1 (3.71m x 3.38m)

UPVC double glazed bay window, central heating radiator, radiant fire with decorative surround and two feature wall lights.

Kitchen

11'1 x 10'10 (3.38m x 3.10m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, double oven and microwave in a high rise unit, four ring gas hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, dish washer, fridge freezer, spotlights, part tiled elevation, laminate flooring and doors to storage rooms.

WC

6'5 x 5'1 (1.96m x 1.55m)

UPVC double glazed frosted window, low level WC, wall mounted wash basin and part tiled elevation.

First Floor

Landing

UPVC double glazed window, loft access, doors to bathroom and four bedrooms.

Bedroom One

17'7 x 13'4 (5.36m x 4.06m)

Two UPVC double glazed windows, two central heating radiators, coving and fitted wardrobes.

Bedroom Two

9' x 7'10 (2.74m x 2.39m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

12'1 x 11' (3.68m x 3.35m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes and vanity top wash basin with mixer tap.

Bedroom Four

11'1 x 7'4 (3.38m x 2.24m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

8'1 x 5'10 (2.46m x 1.78m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, panelled bath with mixer tap and rinse head, tiled elevation.

WC

4'8 x 3'1 (1.42m x 0.94m)

UPVC double glazed frosted window, low level WC, tiled elevation and laminate flooring.

External

Rear

Wrap around laid to lawn garden, paved patio, bedding areas, access to garage and timber shed.

Garage

Up and over door and UPVC door to side.

Front

Two driveways, laid to lawn garden, bedding areas and access to a double garage.



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