



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

## Oakwood Avenue, Blackburn, BB1 5QY

### Offers Over £175,000

#### THE PERFECT INVESTMENT OPPORTUNITY

Offering an abundance of indoor and outdoor space, off road parking and no chain delay, this fantastic three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Blackburn. With a detached garage, generously sized living area and being a complete blank canvas, this property, once updated, has the potential to be the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Clitheroe, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen and houses a staircase to the first floor. The kitchen boasts integrated appliances and leads out to the rear. The first floor comprises of doors on to three bedrooms, bathroom and WC. Externally there is an enclosed garden to the rear with paving, bedding and access on to the detached garage. To the front there is a laid to lawn garden with bedding and off road parking.

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

# Oakwood Avenue, Blackburn, BB1 5QY

## Offers Over £175,000



- Semi Detached Property
- Two Piece Bathroom With Separate WC
- Off Road Parking And Garage
- EPC Rating: TBC
- Three Bedrooms
- Spacious Reception Room
- Leasehold
- Fitted Kitchen With Appliances
- Enclosed Rear Garden
- Council Tax Band: B

### Ground Floor

Enclosed garden, mature shrubs, bedding areas and paving.

#### Hall

7'10 x 6'7 (2.39m x 2.01m)

UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, under stairs storage, stairs to first floor and doors to reception room and kitchen.

#### Reception Room

20'6 x 11'4 (6.25m x 3.45m)

Two UPVC double glazed windows, two central heating radiators, integrated shelving, integrated storage, gas fire and TV point.

#### Kitchen

13'7 x 7'10 (4.14m x 2.39m)

UPVC double glazed window, spotlights, range of wood effect wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric double oven, four ring electric hob, extractor hood, integrated fridge, space for freezer, integrated dishwasher, breakfast bar, under stairs storage and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

7'10 x 7'8 (2.39m x 2.34m)

UPVC double glazed frosted window, loft access and doors to three bedrooms, bathroom and WC.

#### Bedroom One

11'4 x 11'3 (3.45m x 3.43m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

11'4 x 8'11 (3.45m x 2.72m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

7'10 x 6'7 (2.39m x 2.01m)

UPVC double glazed window and central heating radiator.

#### Bathroom

5'5 x 4'10 (1.65m x 1.47m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, panel bath with direct feed shower over and tiled elevations.

#### WC

5'5 x 2'8 (1.65m x 0.81m)

UPVC double glazed frosted window and low level WC.

#### External

##### Front

Laid to lawn garden, bedding areas, off road parking and access to garage.

##### Rear



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