



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		
	71	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Walmsley Avenue, Rishton, BB1 4HQ

### £225,000

#### STUNNING THREE BEDROOM SEMI DETACHED HOME

Presenting Walmsley Avenue in Rishton, Blackburn, this fully renovated house presents an exceptional opportunity for those seeking a modern family home. Boasting three spacious bedrooms, this property is designed to accommodate both comfort and style.

The heart of the home features a contemporary kitchen that seamlessly flows into a generous open-plan dining area, perfect for entertaining guests or enjoying family meals. The large lounge space offers a welcoming atmosphere, ideal for relaxation after a long day.

The modern bathroom is impressively designed, providing a luxurious retreat, while a convenient downstairs WC adds to the practicality of the layout.

Outside, the property is equally appealing, with a large garden laid to lawn, offering ample space for outdoor activities and gardening enthusiasts. The off-road parking, complete with a garage and driveway, ensures that parking is never a concern.

This delightful home combines modern living with a tranquil setting, making it an ideal choice for families or anyone looking to enjoy a comfortable lifestyle in a friendly community. Don't miss the chance to make this stunning property your own.



# Walmsley Avenue, Rishton, BB1 4HQ

## £225,000

 3  1  2  C

- Beautifully Presented Semi Detached Property
  - Contemporary Fitted Kitchen
  - Off Road Parking and Detached Garage
  - EPC Rating C
- Three Bedrooms
  - Open Plan Living
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Spacious Rear Garden
  - Council Tax Band C

### Ground Floor

#### Entrance Hall

12'9 x 9'4 (3.89m x 2.84m )

Composite double glazed frosted front door, central heating radiator, solid wood flooring, door to WC, hardwood single glazed doors to reception room, kitchen and stairs to first floor.

#### WC

5'5 x 3'9 (1.65m x 1.14m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC and solid wood flooring.

#### Kitchen

13'3 x 9'1 (4.04m x 2.77m)

Range of high gloss wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double oven with four ring electric hob and extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, solid wood flooring and open to dining room.

#### Dining Room

19'3 x 9'8 (5.87m x 2.95m)

Three Velux windows, central heating radiator, two feature wall lights, log burner, solid wood flooring, hardwood single glazed double doors to reception room and UPVC double glazed bi-folding doors to rear.

#### Reception Room

21'0 x 10'7 (6.40m x 3.23m)

UPVC double glazed window, central heating radiator, coving lighting, television point and gas fire with marble hearth and surround.

### First Floor

#### Landing

9'3 x 6'0 (2.82m x 1.83m)

UPVC double glazed window, doors leading to three bedrooms and bathroom.

#### Bedroom One

12'0 x 10'9 (3.66m x 3.28m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

10'8 x 8'6 (3.25m x 2.59m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'3 x 9'1 (2.82m x 2.77m)

UPVC double glazed window and central heating radiator.

#### Bathroom

9'2 x 5'1 (2.79m x 1.55m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, partially tiled elevations, spotlights and wood effect flooring.

### External

#### Rear

Enclosed garden with laid to lawn, bedding areas, mature shrubbery, stone chippings, decking and access to detached garage.

#### Front

Tarmac driveway, paving and slate chippings.



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