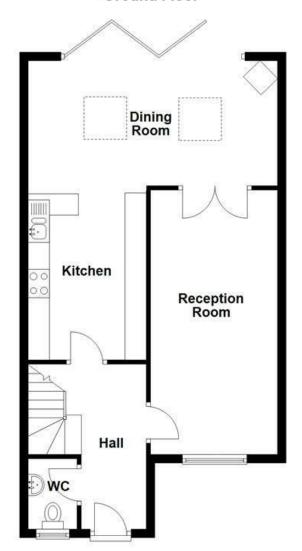
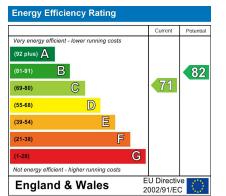
## KEENANS Sales & Lettings

#### **Ground Floor**



# Bathroom Bedroom 2 Bedroom 1 Bedroom 3



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



### Walmsley Avenue, Rishton, BB1 4HQ £225,000

STUNNING THREE BEDROOM SEMI DETATCHED 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











- Beautifully Presented Semi Detached Property
   Three Bedrooms
- Contemporary Fitted Kitchen
- Off Road Parking and Detached Garage
- EPC Rating C

- 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

#### 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

#### **First Floor**

#### Landing

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

UPVC double glazed window, doors leading to three bedrooms and

#### **Bedroom One**

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

UPVC double glazed window, central heating radiator and fitted

#### **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.

















