

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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.

Abbott Clough Avenue, Blackburn, BB1 3LP

Offers Over £180,000

ENVIABLE THREE BEDROOM SEMI DETACHED HOME

Located on Abbott Clough Avenue in Blackburn, this charming semi-detached family home offers a perfect blend of comfort and modern living. With three spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive.

As you enter, you are greeted by a gorgeous kitchen that has been thoughtfully designed to meet the needs of contemporary living. The kitchen is not only stylish but also functional, making it a delightful space for cooking and entertaining. The modern bathroom has been recently renovated, providing a fresh and inviting atmosphere for relaxation.

Outside, the property boasts a driveway for convenient off-road parking, along with a laid-to-lawn rear garden that offers a wonderful outdoor space for children to play or for hosting summer gatherings.

Situated in a great location, this home is close to a variety of amenities, ensuring that daily conveniences are just a stone's throw away. Whether you are looking for local shops, schools, or parks, everything you need is within easy reach.

This semi-detached house on Abbott Clough Avenue is not just a property; it is a place where memories can be made. With its spacious interiors and excellent location, it presents an exceptional opportunity for those looking to settle in Blackburn. Don't miss the chance to make this lovely house your new home.

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 3  1  2  C

- Immaculate Semi Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking
 - EPC Rating C
- Three Bedrooms
 - Perfect First Home
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Spacious Garden to Rear
 - Council Tax Band B

Ground Floor

Off road parking.

Entrance Hall

4'9 x 4'8 (1.45m x 1.42m)

Composite double glazed frosted front door, central heating radiator, smoke detector, door to reception room and stairs to first floor.

Reception Room One

14'2 x 12'11 (4.32m x 3.94m)

UPVC double glazed window, central heating radiator, coving, smoke detector, gas fire, television point, understairs storage and open to reception room two.

Reception Room Two

8'9 x 7'7 (2.67m x 2.31m)

Central heating radiator, coving, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

9'4 x 8'9 (2.84m x 2.67m)

UPVC double glazed window, range of panelled wall and base units with laminate work surfaces, composite sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, glass splashback, space for fridge freezer, plumbing for washing machine and wood effect flooring.

First Floor

Landing

9'10 x 6'1 (3.00m x 1.85m)

Loft access, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

11'3 x 11'0 (3.43m x 3.35m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'11 x 10'8 (3.33m x 3.25m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'7 x 5'11 (2.31m x 1.80m)

UPVC double glazed window and central heating radiator.

Bathroom

6'0 x 5'6 (1.83m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, tiled elevations, extractor fan and wood effect flooring.

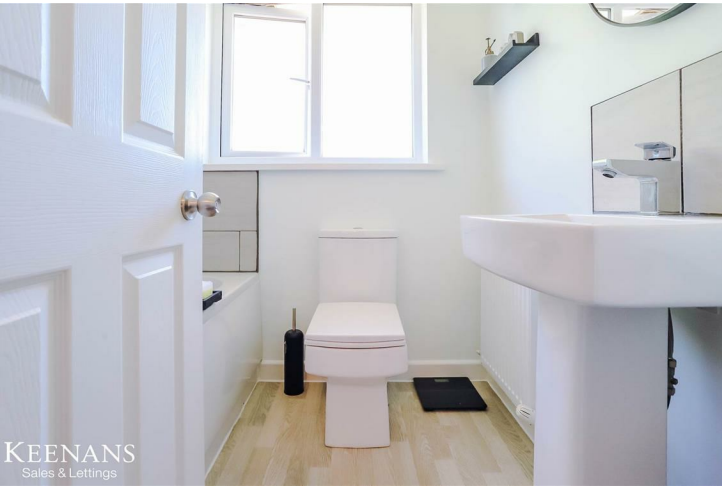
External

Rear

Enclosed garden with laid to lawn, paving, stone chippings and bedding areas.

Front

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