



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		
England & Wales		
EU Directive 2002/91/EC		

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## Garner Avenue, Blackburn, BB2 4FY

### £235,000

THREE BEDROOM DETACHED HOME IN BLACKBURN WITH VIEWING ESSENTIAL

Welcome to this charming house located on Garner Avenue in Blackburn, a delightful area that offers both comfort and convenience. As you step inside, you will be greeted by a spacious reception room that flows effortlessly into the dining room, creating an inviting space perfect for entertaining family and friends.

The well-laid-out kitchen is a true highlight, featuring a utility room that adds practicality to your daily routines, along with a convenient downstairs WC for guests. This thoughtful design ensures that the heart of the home is both functional and stylish.

Upstairs, you will find three well-proportioned bedrooms, providing ample space for relaxation and rest. One of the bedrooms boasts an ensuite shower room, offering a private retreat for its occupant.

The property also features a lovely rear garden, laid to lawn, which is ideal for outdoor activities or simply enjoying the fresh air. Additionally, off-road parking and a garage provide secure and convenient options for your vehicles.

This house on Garner Avenue is not just a home; it is a perfect blend of space, comfort, and practicality, making it an excellent choice for families or anyone seeking a peaceful living environment. Do not miss the



# Garner Avenue, Blackburn, BB2 4FY

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- Tenure Freehold
- Council Tax Band D
- EPC Rating TBC
- Off Road Parking With Access To Garage
- Three Well Proportioned Bedrooms
- Abundance Of Indoor And Outdoor Space
- Ideal Family Home
- Viewing Essential
- Ideal Location
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Composite frosted door to hall.

#### Hall

4'3 x 4'2 (1.30m x 1.27m)

Central heating radiator, smoke alarm, coving, stairs to first floor and door to reception room.

#### Reception Room

15'4 x 10'7 (4.67m x 3.23m)

UPVC double glazed bay window, two central heating radiators, coving, television point, under stairs storage, open passage to dining room and door to kitchen.

#### Dining Room

8'11 x 7'9 (2.72m x 2.36m)

Central heating radiator, coving and double glazed sliding doors to rear.

#### Kitchen

8'10 x 10'9 (2.69m x 3.28m)

UPVC double glazed central heating radiator, wall and base units, laminate work tops, tiled splashbacks, composite one and a half sink and drainer with mixer tap, integrated oven with four ring electric hob, extractor hood, space for fridge freezer, tiled effect laminate flooring and door to utility.

#### Utility

5'6 x 5'1 (1.68m x 1.55m)

Base units with laminate work tops, tiled splash backs, access to boiler, tiled effect laminate flooring, door to WC and door to side elevation.

#### WC

5'1 x 3' (1.55m x 0.91m)

UPVC double glazed frosted window, central heating radiator, low flush WC, corner wall mounted wash basin and tiled laminate flooring.

### First Floor

#### Landing

9'1 x 5'9 (2.77m x 1.75m)

Loft access, central heating radiator, doors to three bedrooms, bathroom and storage.

#### Bedroom One

13'9 x 11'4 (4.19m x 3.45m)

UPVC double glazed window, central heating radiator, integrated wardrobes and door to en suite.

#### En Suite

6'9 x 5'4 (2.06m x 1.63m)

UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin with mixer tap, direct feed shower, tiled elevation, spotlights and tiled effect lino flooring.

### Bedroom Two

13'9 x 8'11 (4.19m x 2.72m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

11'2 x 10'11 (3.40m x 3.33m)

UPVC double glazed window and central heating radiator.

### Bathroom

8'3 x 5'6 (2.51m x 1.68m)

UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation, spotlights and wood effect lino flooring.

### External

#### Rear

Enclosed laid to lawn garden, paving and gravel chippings.

#### Front

Laid to lawn garden, paving and access to garage.

### Garage

16'5 x 8'3 (5.00m x 2.51m)



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