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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

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- Tenure Freehold
- Off Road Parking With Access To Garage
- Ideal Family Home
- 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.

- Council Tax Band D
- Three Well Proportioned Bedrooms
- Viewing Essential
- EPC Rating TBC
- Abundance Of Indoor And Outdoor Space
- Ideal Location

