



This delightful one-bedroom terraced house with an attractive lawned frontage positioned on Blackburn Avenue presents an excellent opportunity for first-time buyers, downsizers or savvy investors looking for a well located home with outdoor space and convenient parking.

The property welcomes you with a lawned frontage. As you step inside, you will find a bright and airy open-plan lounge and kitchen, creating a comfortable living space that's easy to maintain. Upstairs there is a well-proportioned master bedroom and a bathroom, providing all the essentials for living. Outside the home benefits from a lovely west facing private garden, along with a garage and parking for multiple vehicles.

Blackburn Avenue is ideally situated just a stone's throw from the local train station, making commuting a breeze. Brough itself is a vibrant community, offering a range of local shops, schools, and excellent transport links to the A63 and M62, ensuring you are well-connected to nearby towns and cities.

This charming property is a true gem and is sure to attract considerable interest. Do not miss your chance to make it your own. Contact us today to arrange a viewing and discover the potential this lovely home has to offer.

Tenure - Freehold



ACCOMMODATION COMPRISING:

ENTRANCE HALLWAY

With front door leading into...

FITTED KITCHEN

3.283 x 2.834 (10'9" x 9'3")

Modern fitted kitchen with a range of base and wall mounted units & complimentary work surfaces, stainless steel sink with mixer tap, integrated gas hob and electric oven with extractor over, space for washer. Understairs cupboard, laminate flooring. Single pendant light fitting. Window to front aspect.

LOUNGE

3.659 x 3.289 (12'0" x 10'9")

With French doors and side panels to rear elevation leading onto the westerly facing garden. Laminate flooring, pendant light fitting, radiator. Stairs off...

FIRST FLOOR

LANDING

Cupboard housing boiler. Loft access, radiator, window to front elevation.

MASTER BEDROOM

3.655 x 3.293 (11'11" x 10'9")

With window to rear elevation, radiator, laminate flooring, single pendant light fitting.

BATHROOM SUITE

2.634 x 1.492 (8'7" x 4'10")

Half tiled modern suite with panel bath & shower over, low level WC and pedestal wash hand basin. Vinyl flooring and extractor.

OUTSIDE

To the front the property features a long lawned garden area with a paved pathway leading to and from the front entrance, bordered by a host of mature shrubs, plants and trees creating a beautiful setting. To the rear, there is a low maintenance lawned garden with high level timber boundary fencing and paved patio area. A pathway and gate provides pedestrian access to the parking area and garage - which offers additional storage space, and parking for multiple vehicles, accessible via the archway out onto Blackburn Avenue.

ADDITIONAL INFORMATION

COUNCIL TAX - BAND A

EPC - C

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

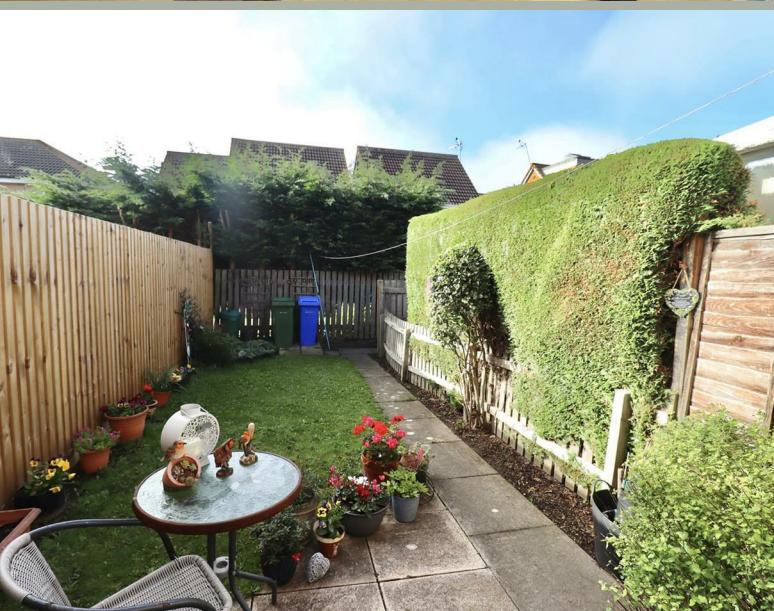
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES

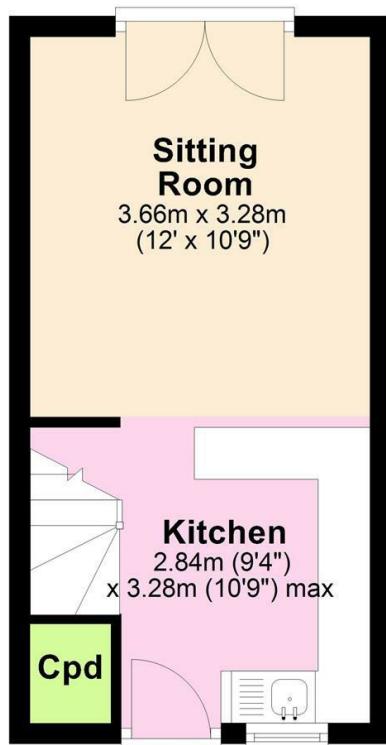
Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

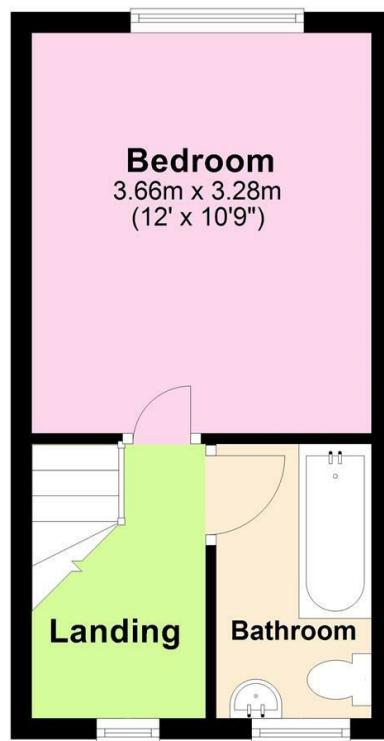
No appliances have been tested by the agent.



Ground Floor



First Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(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	

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.