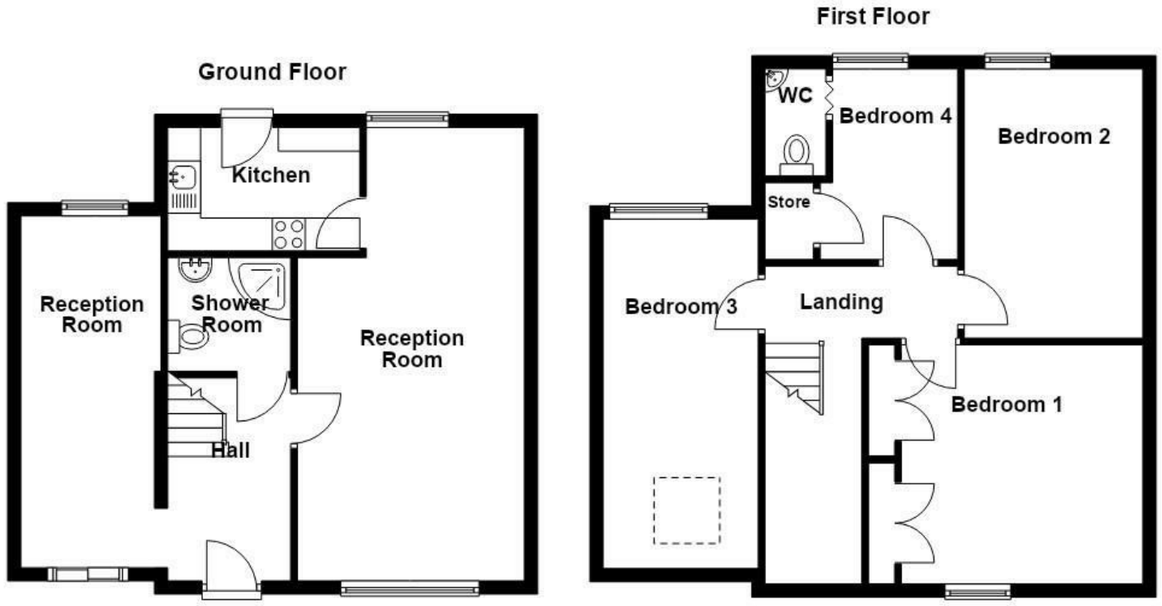
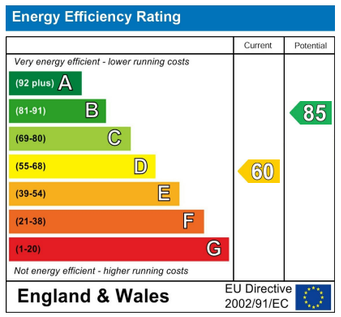












Rhodes Avenue, Blackburn, BB1 8NW

£1,295 Per Month

AN OUTSTANDING FAMILY HOME

Nestled in the desirable area of Rhodes Avenue, Blackburn, this enviable semi-detached property presents an excellent opportunity for families seeking a spacious and well-maintained home. Boasting four generously sized bedrooms, this residence offers ample space for both relaxation and privacy.

Upon entering, you will find two inviting reception rooms that provide a perfect setting for family gatherings or entertaining guests. The neutral decoration throughout the property creates a warm and welcoming atmosphere, allowing you to easily personalise the space to your taste.

The property features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the gardens to both the front and rear of the house offer delightful outdoor spaces for children to play or for hosting summer barbecues.

This semi-detached house is not only beautifully maintained but also situated in a sought-after location, making it an ideal family home. With its spacious rooms and thoughtful layout, this property is sure to meet the needs of modern family living.

As it comes to the rental market, this home represents a fantastic opportunity for those looking to settle in a vibrant community. Do not miss your chance to make this charming property your new home.

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.

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Rhodes Avenue, Blackburn, BB1 8NW

£1,295 Per Month

4 1 2 D

- An Enviable Semi Detached Property
- Four Bedrooms
- Sought After Location
- Gardens To The Front And Rear
- Perfect Family Home
- Neutral Decoration
- Off Road Parking
- EPC Rating D
- Council Tax Band C

Ground Floor

Entrance
UPVC double glazed frosted door to the hall.

Hall
10'1 x 6'2 (3.07m x 1.88m)

Doors to reception room one, shower room and open to the second reception room, staircase to the first floor.

Shower Room
6'2 x 5'8 (1.88m x 1.73m)

Central heating radiator, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosure, tiled elevations, extractor fan, tiled effect lino flooring.

Reception Room One
22'7 x 11'4 (6.88m x 3.45m)

Two UPVC double glazed windows, central heating radiator, television point, door to the kitchen.

Kitchen
9'7 x 6'2 (2.92m x 1.88m)

Central heating radiator, a range of wood effect wall and base units, granite effect surface, tiled splash backs, composite sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for a fridge freezer, plumbing for a washing machine, tiled effect lino flooring, UPVC double glazed frosted door to the rear.

Reception Room Two
11'6 x 7 (3.51m x 2.13m)

UPVC double glazed window, central heating radiator, UPVC double glazed French doors to the rear.

First Floor

Landing
Doors to four bedrooms.

Bedroom One
13'9 x 11'11 (4.19m x 3.63m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Two
13'5 x 9'3 (4.09m x 2.82m)

UPVC double glazed window, central heating radiator.

Bedroom Three
17'5 x 7'9 (5.31m x 2.36m)

UPVC double glazed window, Velux window, central heating radiator.

Bedroom Four
9'6 x 6'7 (2.90m x 2.01m)

UPVC double glazed window, central heating radiator, storage cupboard, concertina door to the WC.

WC
5'4 x 3'1 (1.63m x 0.94m)

A two piece suite comprising of a dual flush WC, corner wall mounted wash basin with mixer tap,

External

Front
Stone chipped garden with off road parking

Rear
Enclosed laid to lawn garden with tarmac patio areas and raised bedding areas.

















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