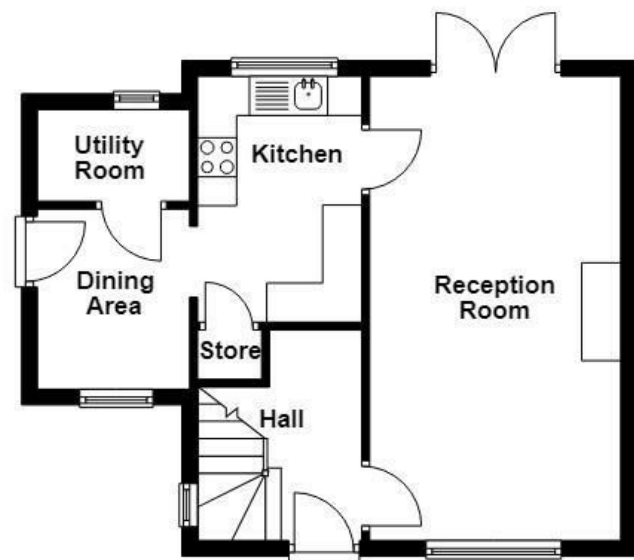


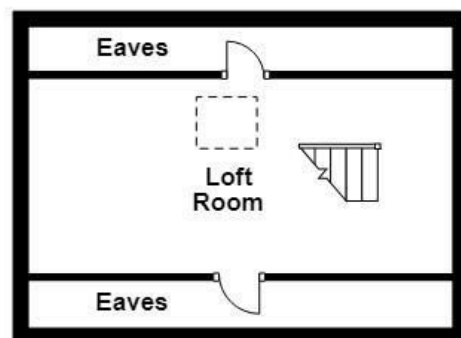
Ground Floor



First Floor



Second Floor



## Coronation Avenue, Blackburn, BB2 5EL

### Offers In The Region Of £175,000

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME

Situated on the charming Coronation Avenue in Blackburn, this exceptional semi-detached family home presents a wonderful opportunity for those seeking a blend of comfort and style. In need of refurbishment, this property presents an exciting opportunity to put your own stamp on a spacious home. Boasting a generous layout, the property features one inviting reception room and two spacious double bedrooms, making it ideal for families or those looking for extra space.

The heart of the home is undoubtedly the well-appointed kitchen, which flows seamlessly into a separate dining area, perfect for entertaining guests or enjoying family meals. The property also benefits from a fantastic loft conversion, providing additional living space that can be tailored to your needs, whether as a home office, playroom, or guest accommodation.

Outside, the property shines with beautifully maintained gardens that offer a tranquil retreat from the hustle and bustle of daily life. The impressive summer house adds a unique touch, providing an ideal space for relaxation or hobbies. Ample off-road parking ensures convenience for residents and visitors alike.

Located in one of Blackburn's most sought-after areas, this home is surrounded by a friendly community and is within easy reach of local amenities, schools, and parks. The neutral decoration throughout serves as a blank canvas, allowing potential buyers to infuse their personal style and make this house truly their own.

In summary, this semi-detached home on Coronation Avenue is a rare find, combining spacious living with outdoor charm in a prime location. It is the perfect family home, ready to welcome its new owners.

For further information or to arrange a viewing please contact our Blackburn branch at your earliest convenience.

| 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 |                         |                                                                                     |
| <b>England &amp; Wales</b>                  | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# Coronation Avenue, Blackburn, BB2 5EL

Offers In The Region Of £175,000



- Semi-Detached Property
- Fitted Kitchen With Access To Utility Room
- Enclosed Rear Garden With Summer House
- Tenure: Freehold
- Two Bedrooms With Loft Room
- Ideal First Time Buy Or Investment Opportunity
- EPC: TBC
- Spacious Living Area
- Three Piece Bathroom Suite
- Council Tax Band: A

## Ground Floor

**Hallway**  
8'10 x 6'11 (2.69m x 2.11m)

**Reception Room**  
19'5 x 10'6 (5.92m x 3.20m)

**Kitchen**  
10'0 x 6'10 (3.05m x 2.08m)

**Dining Area**  
7'7 x 6'5 (2.31m x 1.96m)

**Utility Room**  
6'5 x 3'10 (1.96m x 1.17m)

## First Floor

**Landing**  
9'2 x 3'3 (2.79m x 0.99m)

**Bedroom One**  
15'3 x 9'2 (4.65m x 2.79m)

**Bedroom Two**  
11'10 x 10'0 (3.61m x 3.05m)

**Bathroom**  
6'3 x 5'9 (1.91m x 1.75m)

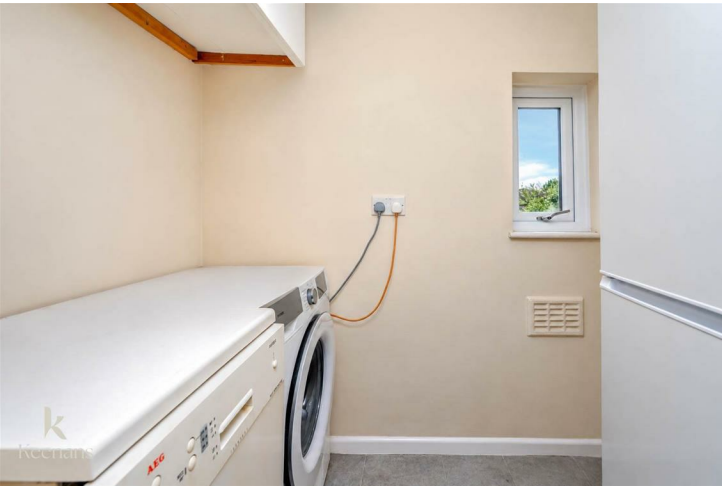
## Second Floor

**Loft Room**  
18'0 x 8'2 (5.49m x 2.49m)

## External

**Summer House**  
13'5 x 10'0 (4.09m x 3.05m)

**Store**  
10'0 x 4'4 (3.05m x 1.32m)



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