



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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	

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## Lindisfarne Avenue, Blackburn, BB2 3EH

£850

A FANTASTIC THREE BEDROOM SEMI DETACHED PROPERTY

Welcome to this lovely three-bedroom semi-detached house located on Lindisfarne Avenue in Blackburn. This delightful property is new to the rental market and offers a wonderful opportunity for families or professionals seeking a comfortable home.

As you enter, you will be greeted by a spacious lounge that provides an inviting atmosphere, perfect for relaxation and entertaining guests. The open-plan kitchen diner is a standout feature, allowing for a seamless flow between cooking and dining. This area overlooks a large garden, which is ideal for outdoor activities, gardening, or simply enjoying the fresh air.

The first floor boasts three well-proportioned bedrooms, providing ample space for family members or guests. The family bathroom is conveniently located, ensuring that all essential amenities are easily accessible.

Additionally, the property benefits from a driveway, offering off-street parking for your convenience. The location on Lindisfarne Avenue is well-situated, providing easy access to local amenities, schools, and transport links.

# Lindisfarne Avenue, Blackburn, BB2 3EH

£850



- Three Spacious Bedrooms
- Bright Family Reception Room
- Excellent Transport and Commuter Links
- Council Tax Band B
- Open-plan Kitchen Diner
- Driveway for Off Road Parking
- Close Proximity to Local Amenities
- Large Rear Garden Views
- Semi-Detached House
- EPC Rating C

## Ground Floor

### Hallway

UPVC double glazed entrance door, door to reception room and stairs to first floor.

### Reception Room

13'11 x 11'1 (4.24m x 3.38m)

UPVC double glazed window, GCH radiator, wood effect laminate flooring and open through to dining room.

### Dining Room

9'4 x 7'0 (2.84m x 2.13m)

UPVC double glazed patio doors to rear garden, GCH radiator, wood effect laminate flooring and open into kitchen.

### Kitchen

9'4 x 8'2 (2.84m x 2.49m)

UPVC double glazed window, a range of wall and base units, complementary work tops, integrated electric oven and four ring gas hob with extractor hood over, enamel sink with drainer and mixer tap, tiled splashbacks, space and plumbing with washing machine and tiled flooring.

## First Floor

### Landing

Doors to three floors family bathroom and over stairs storage cupboard.

### Bedroom One

13'9 x 8'2 (4.19m x 2.49m)

UPVC double glazed window and GCH radiator.

### Bedroom Two

11'10 x 8'2 (3.61m x 2.49m)

UPVC double glazed window and GCH radiator.

### Bedroom Three

7'5 x 6'9 (2.26m x 2.06m)

UPVC double glazed window and GCH radiator.

### Bathroom

6'8 x 5'11 (2.03m x 1.80m)

UPVC double glazed frosted window, Three piece bathroom suite in white with panel bath, shower over, pedestal sink and W.C, partially tiled elevations and vinyl flooring.

## External

## Front

Drive way and laid to lawn front garden.

## Rear

Large laid to lawn garden and patio area.



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