



Spinning Avenue, Blackburn Asking price £165,000

- Detached Family Home
- Reception Room
- Fitted Kitchen
- Three Bedrooms
- En-Suite To Master
- Family Bathroom
- Rear Garden
- Driveway & Garage
- Viewing Essential



## INTRODUCTION

**\*AN IMPRESSIVE THREE BEDROOMED SEMI DETACHED PROPERTY\***

*This spacious, well looked after, three bedroomed property, is being brought to the market in the highly desired area of Blackburn on a quiet cul de sac. Close to bus routes, good schools and amenities, as well as, network links. This impressively sized property is a wonderful home for a growing family. With spacious rooms and beautifully presented throughout, this property is the perfect home!*

*The property comprises briefly;*

*A welcoming hallway leads on to a spacious reception room, kitchen, WC and stairs to the first floor. The reception room then leads on to a dining area which leads on to the garage. The first floor comprises of doors to a three piece bathroom and three double bedrooms. The master bedroom comprises of a door to an en suite. Externally the property comprises of a spacious garden to the rear of the property with laid to lawn area. At the front of the property there is off road parking with access to a garage. Viewings essential! For more information or to arrange a viewing please contact our Blackburn team.*

## Ground floor

### Entrance

UPVC double glazed frosted door to hall.

### Hall

**13'02 x 6'02 (4.01m x 1.88m)**

Central heating radiator, smoke alarm, coving, wood effect flooring, door to Reception room, kitchen and WC.

### WC

**5'11 x 2'10 (1.80m x 0.86m)**

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of a elevated wash basin, twin flush WC, wood effect flooring.

### Reception room

**14'01 x 12'12 (4.29m x 3.96m)**

Central heating radiator, coving, television point, wood effect flooring, open to dining area, UPVC double glazed patio doors to rear.

### Dining area

**12'04 x 7'11 (3.76m x 2.41m)**

Two UPVC double glazed windows, central heating radiator, coving, wood effect flooring, door to garage.

## Kitchen

**12'03 x 5'04 (3.73m x 1.63m)**

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surfaces, tiled splashbacks, stainless steel one and a half sink, drainer and mixer taps, integrated electric oven, four ring gas hob, extractor hood, space for fridge freezer, space for dishwasher, tiled flooring.

## First floor

### Landing

**8'09 x 6'02 (2.67m x 1.88m)**

Central heating radiator, loft access, smoke alarm, doors to three bedrooms and bathroom.

### Bedroom one

**13'06 x 9'02 (4.11m x 2.79m)**

UPVC double glazed window, central heating radiator, door to en-suite.

### En-suite

**7'01 x 2'08 (2.16m x 0.81m)**

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a pedestal wash basin, twin flush WC, direct feed shower enclosure, extractor fan, part tiled elevations, tiled flooring.

### Bedroom two

**12'01 x 8'05 (3.68m x 2.57m)**

UPVC double glazed window, central heating radiator, storage cupboard.

## Bedroom three

**15'04 x 7'05 (4.67m x 2.26m)**

Velux window, central heating radiator, storage cupboard.

## Bathroom

**6'08 x 5'08 (2.03m x 1.73m)**

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a pedestal wash basin, twin flush WC, panel bath with direct feed shower, extractor fan, part tiled elevations, tiled flooring.

## External

Laid to lawn garden, driveway leading to garage.

## Rear

Laid to lawn garden with stone chipped area.

## Garage

**15'07 x 7'11 (4.75m x 2.41m)**

## Agents notes

Tax Band D

