



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

