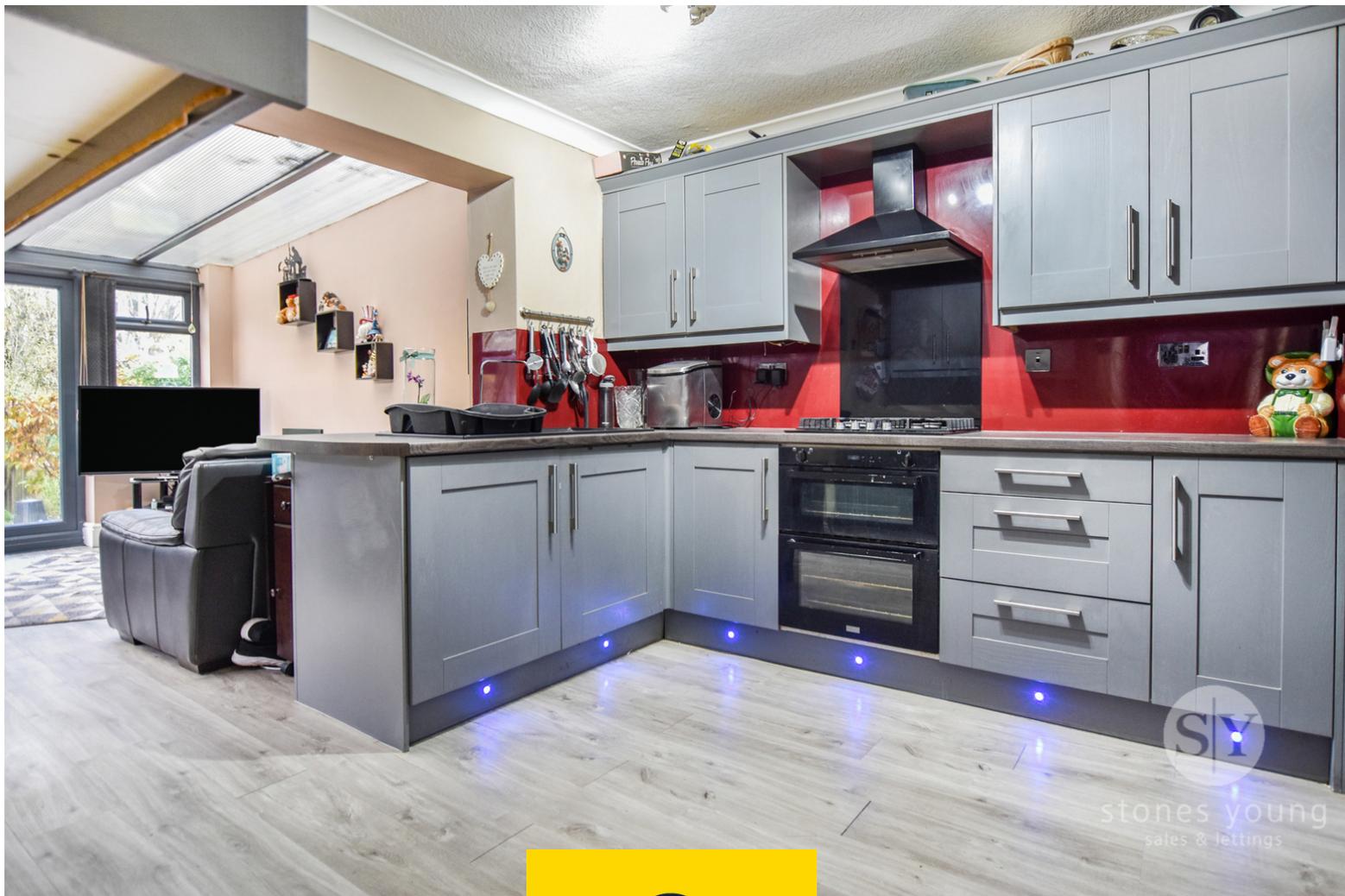


Cornwall Avenue, Blackburn, Lancashire. BB1 2DD

£175,000 Leasehold

FOR SALE



Blackburn  
740, Whalley New Road, Blackburn, BB1 9BA



01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*A WELL PRESENTED THREE BEDROOM HOME\*** Offering an inviting haven for those seeking a comfortable lifestyle, and an excellent opportunity for individuals looking for a low-maintenance living space. Complete with driveway parking and a comfortable rear garden. Making it the perfect choice for those seeking a enjoyable living experience in a well-designed home.

This warm and inviting, this three-bedroom property features a cosy log burner fireplace providing a perfect setting for relaxation and family time. The light and open kitchen offer a refreshing contrast, perfect for culinary adventures and casual dining leading into the open conservatory creating a unified atmosphere for shared laughter and cherished moments. Leading up to the first floor with three comfortable bedrooms and a well-appointed bathroom, this home is the perfect choice for those seeking a practical and functional living space that's easy to live in. The property also offers a comfortable and inviting summer house that's perfect for relaxing after a long day or for entertaining guests.

Knuzden is a desirable location with a fantastic community spirit. This delightful property is situated within the catchment area of highly regarded schools, as well as being close to excellent amenities and transport links into Blackburn. This attractive property benefits from driveway parking. To the rear, there is a generous garden offering a superb space for all the family to enjoy the outdoors. Due to the enviable location and the impressive standard of accommodation on offer, this property is expected to be popular, and so early viewing is highly advised!

## FEATURES

- Three Bedrooms
- Semi Detached Home
- Summer House
- Driveway Parking
- Quite Location
- Not On A Water Meter
- Ideal Family Home



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Composite front door, ceiling spot lights, laminate flooring, stairs to first floor, ceiling coving.

#### Lounge

15' 11" x 12' 09" (4.85m x 3.89m)

Carpet flooring, ceiling coving, wood burning stove in feature fireplace with wooden beam, panel radiator, TV point, phone point, double glazed upvc window.

#### Kitchen/Conservatory

25' 10" x 11' 03" (7.87m x 3.43m)

Range of fitted wall and base units with contrasting work surfaces, sink and drainer, integral double gas oven, gas hob, extractor fan, space for under counter fridge freezer, plumbed for washing machine, laminate flooring, floor level lighting, double glazed upvc windows, x2 panel radiators, TV point.

#### Bathroom

6' 00" x 5' 06" (1.83m x 1.68m)

Three piece in white with P shaped bath, electric shower, tiled flooring to ceiling, vanity unit housing, sink, panel radiator, double glazed upvc window.

### First Floor

#### Landing

Carpet flooring, glass balustrade, loft access.

#### Bedroom One

10' 06" x 8' 11" (3.20m x 2.72m)

Double bedroom with carpet flooring, fitted wardrobes, ceiling spot lights, ceiling coving, panel radiator, double glazed upvc window.

#### Bedroom Two

14' 04" x 7' 05" (4.37m x 2.26m)

Double bedroom with carpet flooring, ceiling coving, fitted wardrobes, double glazed upvc window, panel radiator TV point.

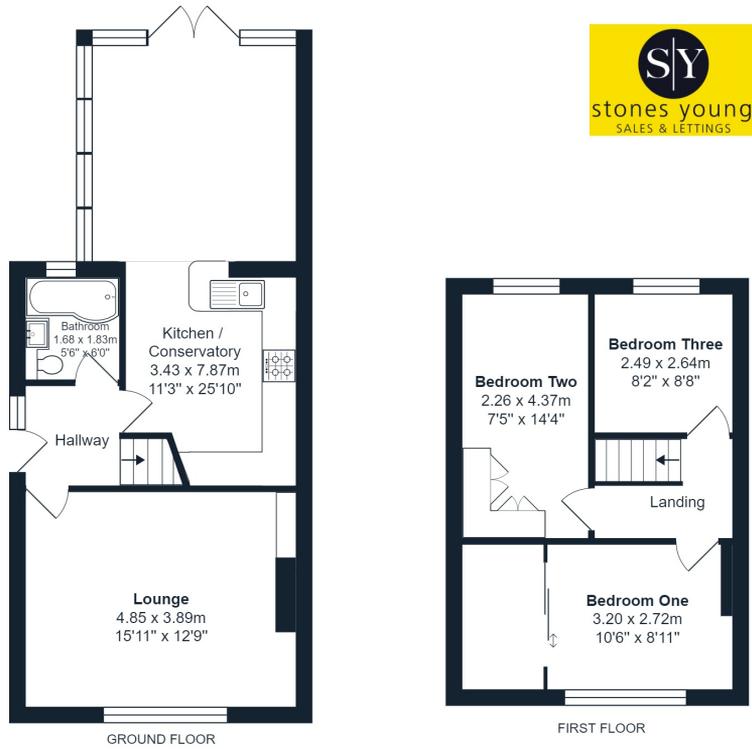
#### Bedroom Three

8' 08" x 8' 02" (2.64m x 2.49m)

Double bedroom with laminate flooring, fitted furniture, ceiling coving, panel radiator, double glazed upvc window.



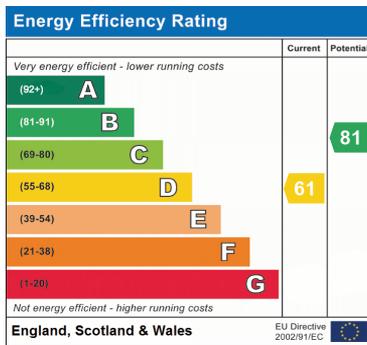
# FLOORPLAN & EPC



## Cornwall Avenue, Blackburn

Total Area: 88.1 m<sup>2</sup> ... 948 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

