

Rhodes Avenue, Blackburn, Lancashire. BB1 8NW

£285,000 Freehold

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

SUPERB THREE BEDROOM FAMILY HOME ON THE COVETED POSITION OF RHODES AVENUE, PLECKGATE! This exquisite three-bedroom detached property offers a harmonious blend of style, comfort, and convenience, making it the perfect place to call home. Early viewing is simply essential as high interest is expected.

Upon entering, a welcoming entrance vestibule and hallway, featuring underfloor heating, set the tone for this beautiful home. The lounge, adorned with an electric fireplace, provides a cozy retreat, while the adjacent stylish kitchen diner is a chef's delight. The kitchen boasts grey countertops, white base and eye-level units, and underfloor heating, creating an inviting space for culinary endeavors. Integral appliances, including a washing machine, tumble dryer, and dishwasher, make daily chores a breeze, and there's ample space for a dining table, perfect for entertaining. A recent addition to the property is the conservatory, completed just two years ago. Featuring an insulated ceiling and underfloor heating, this space seamlessly extends the living area, providing a tranquil spot to enjoy the views of the well-maintained gardens.

Heading to the first floor, a well-appointed landing leads to the master bedroom, bedroom two which is a generously proportioned double bedroom with storage, and an additional single bedroom. The fully tiled, luxurious four-piece bathroom, complete with a separate shower enclosure, adds a touch of opulence to the property.

The exterior of the property is equally impressive, with driveway parking for two cars, a single garage with power and lighting, and enchanting front and rear gardens. These outdoor spaces offer a perfect backdrop for relaxation, gardening, and outdoor activities.

Situated within the catchment area of highly rated schools and within walking distance to excellent amenities, this property caters to the needs of both families and individuals alike. Don't miss the opportunity to make this stunning three-bedroom detached property on Rhodes Avenue your forever home.

FEATURES

- Detached Family Home in Admirable Plot
- Popular Area of Pleckgate
- Beautifully Maintained Accommodation
- Within the Catchment Area Of Excellent Schools
- Driveway Parking and Integral Single Garage
- Versatile Sunroom
- Stylish Kitchen Diner
- Council Tax Band D, On a Water Meter
- Council Tax Band D; Freehold



ROOM DESCRIPTIONS

Ground Floor

Vestibule

tiled flooring, composite front door, uPVC double glazed window.

Hallway

14' 7" x 5' 9" (4.45m x 1.75m)

Laminate flooring with underfloor heating, stairs to first floor, uPVC double glazed window, under stairs storage.

Lounge

14' 7" x 12' 10" (4.45m x 3.91m)

Carpet flooring, electric fire with stone hearth and surround, panel radiator, uPVC double glazed window, TV point, ceiling coving.

Kitchen Diner

10' 1" x 19' 1" (3.07m x 5.82m)

Range of fitted wall and base units and contrasting work surfaces, laminate flooring with underfloor heating, space for five ring gas cooker, extractor fan, tiled splash backs, integral washing machine, tumble dryer and dishwasher, space for fridge freezer, sink and drainer, space for dining table, uPVC double glazed window.

Conservatory

8' 9" x 8' 6" (2.67m x 2.59m)

laminate flooring with underfloor heating, uPVC double glazed window, insulated ceiling.

First Floor

Landing

Carpet flooring, uPVC double glazed window.

Master Bedroom

11' 10" x 11' 11" (3.61m x 3.63m)

Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom 2

10' 8" x 10' 5" (3.25m x 3.17m)

Double bedroom, carpet flooring, fitted cupboard, panel radiators, uPVC double glazed window.

Bedroom 3

8' 5" x 6' 10" (2.57m x 2.08m)

Carpet flooring, panel radiator, uPVC double glazed window.

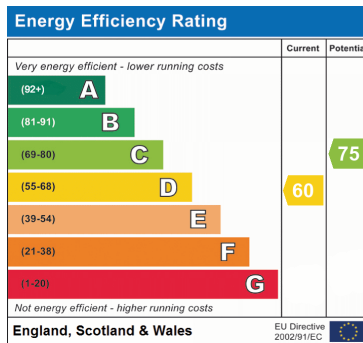
Bathroom

7' 10" x 8' 3" (2.39m x 2.51m)

Four piece in white, rubber tiled flooring with under floor heating, panel radiator, tiled floor to ceiling, two uPVC double glazed windows, ceiling spotlights.



FLOORPLAN & EPC



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.