

Rosewood Avenue, Blackburn, Lancashire. BB1 9UB

£185,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

FANTASTIC THREE BEDROOM SEMI DETACHED PROPERTY IN ROE LEE WITH NO ONWARD CHAIN! Situated in a quiet cul de sac and being offered with no chain is this well presented three bedroom family home. Complete with driveway parking front and rear gardens and a detached garage. The property offers an excellent opportunity to own a wonderful family home in the sought after area of Roe Lee.

This freehold tenured property comprises of an entrance hallway which has stairs leading up to the first floor. The first rooms that you are greeted by is the lounge with a large window allowing natural light to flood the room. The second reception room allows space for a dining table or could be used as a second sitting room. The kitchen has plenty of storage space in the form of base and eye level units in white gloss complimented by solid wood work surfaces and an array of integrated appliances such as an electric oven, hob and extractor fan. There is space for a freestanding fridge freezer and plumbing for washing machine. The final addition to the ground floor is the conservatory which has views over the beautiful rear garden. On the first floor you will find the principal bedroom along with a second double bedroom and a single bedroom. Completing the property internally is the recently fitted wet room and separate wc. The property is fully double glazed throughout and has gas central heating.

Roe Lee is an enviable location set in a quiet location of Blackburn while remaining close to the local shops and community. This attractive property boasts huge curb appeal with driveway parking for two vehicles to the side along with a detached garage. The rear garden provides a stunning space to soak up the sun, with a laid to lawn garden with additional patio space ideal for children to play and to entertain guests.

FEATURES

- No Chain Delay
- Three Bedroom Semi-Detached Family Home
- Quiet Cul-de-Sac Location
- Two Reception Rooms
- Conservatory
- Detached Garage & Driveway Parking
- Large Rear Garden
- Close to Excellent Amenities & Transport Links Into Blackburn
- Freehold Tenure
- Council Tax Band B



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, stairs to first floor, double glazed upvc front door, panel radiator.

Lounge

13' 03" x 11' 09" (4.04m x 3.58m)

Carpet flooring, ceiling coving, gas fire with marble hearth and wood surround, double glazed upvc window, panel radiator.

Second Reception Room

12' 07" x 8' 02" (3.84m x 2.49m)

Laminate flooring, ceiling coving, patio doors to the conservatory, panel radiator.

Conservatory

9' 09" x 9' 03" (2.97m x 2.82m)

Laminate flooring, double glazed throughout.

Kitchen

13' 03" x 6' 03" (4.04m x 1.91m)

Range of fitted wall and base units with contrasting solid wood work surfaces, laminate flooring, ceramic sink, x4 ring electric hob, double oven, extractor fan, space for fridge freezer, plumbed for washing machine, storage cupboard, double glazed upvc window and door to the rear.

First Floor

Landing

Carpet flooring, loft access, double glazed upvc window.

Bedroom One

13' 05" x 8' 03" (4.09m x 2.51m)

Double bedroom with laminate flooring, double glazed upvc window, panel radiator.

Bedroom Two

12' 08" x 8' 02" (3.86m x 2.49m)

Double bedroom with carpet flooring, double glazed upvc window, panel radiator.

Bedroom Three

9' 08" x 6' 03" (2.95m x 1.91m)

Single bedroom with carpet flooring, double glazed upvc window, panel radiator.

Bathroom

5' 04" x 6' 02" (1.63m x 1.88m)

Wet room with shower and basin, ceiling spot lights, heated towel radiator, frosted double glazed upvc window.

WC

4' 08" x 2' 10" (1.42m x 0.86m)

Laminate flooring, wc in white, frosted double glazed upvc window.



FLOORPLAN & EPC



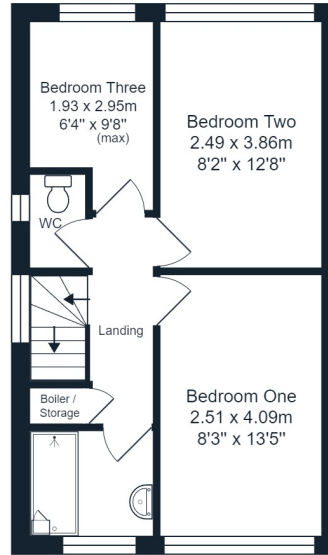
Rosewood Avenue, Blackburn

Total Area: 83.1 m² ... 895 ft²

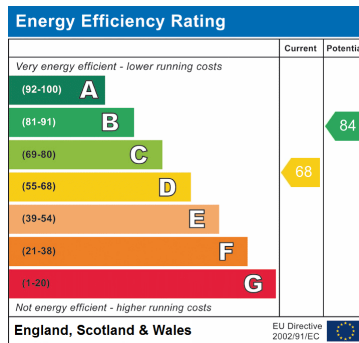
All measurements are approximate and for display purposes only.



GROUND FLOOR



FIRST FLOOR



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.

