



St. Georges Avenue, Blackburn, BB2 4DH

£89,950

Located on the charming St. Georges Avenue in Blackburn, this mid terrace property presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two generously sized reception rooms along two well-proportioned bedrooms offer ample space for relaxation and rest, making this home a comfortable retreat.

The three-piece bathroom is functional and presents potential for future enhancements, allowing you to tailor the space to your personal taste. With the added benefit of being available with no chain, this property is ready for you to move in without delay.

Externally, the property benefits from a rear enclosed yard and on street parking.

Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this house on St. Georges Avenue is a fantastic choice. Its spacious layout and potential for improvement make it a must-see. Don't miss out on the chance to make this lovely house your new home.

Front Reception Room 11'5" x 11'7" (3.48m x 3.52m)



A good sized front reception room with a feature wall dressed in dark stone-effect wallpaper, contrasted by plain painted walls in a dark shade. The carpet is a neutral grey, creating a modern feel with a cosy edge. The window looks out onto the street, allowing light to fill the room.

Rear Reception Room 15'3" x 15'4" (4.66m x 4.68)



A spacious living room featuring a large window that fills the space with natural light. There is a fireplace at one end, flanked by built-in shelving and storage, adding a cosy focal point. The room is carpeted and has neutral wallpaper with a subtle pattern, creating a warm and inviting atmosphere.

Kitchen 7'1" x 8'11" (2.15m x 2.71m)



A narrow kitchen with a practical layout, featuring white cabinets with dark work surfaces. A stainless steel sink sits below a window that brings in natural light, while a wall-mounted boiler is neatly positioned above the sink. The flooring is a wood-effect laminate, adding warmth and durability to the space.

Master Bedroom 11'7" x 15'5" (3.53m x 4.71m)



This generous bedroom offers ample space for a variety of furniture arrangements. The room benefits from a UPVC double glazed window that allow plenty of daylight to brighten the space. The walls feature a mix of painted and patterned panels, complemented by a light carpet underfoot, making it a comfortable and relaxing retreat.

Bedroom 2 10'8" x 9'9" (3.24m x 2.97m)

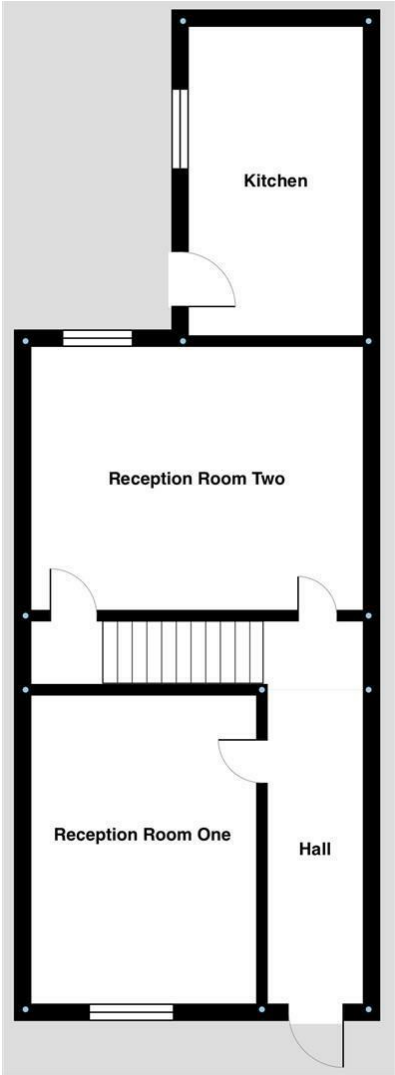


A smaller bedroom with one large window providing natural light. The walls are painted in soft pastel tones, while the floor is covered in a striped carpet, adding a touch of character to the room.

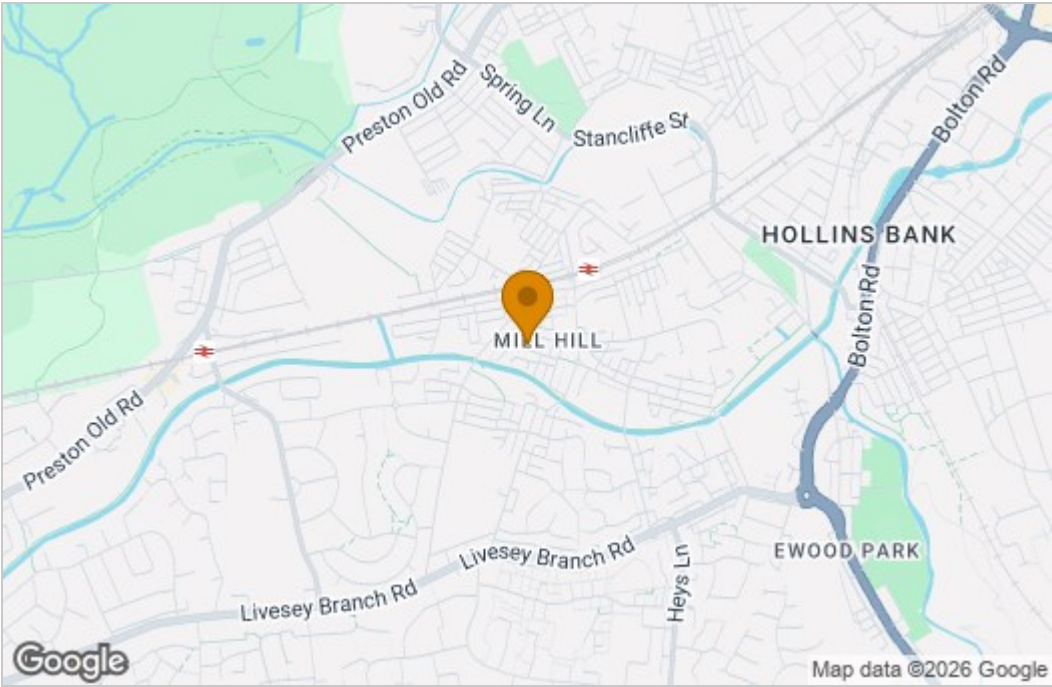
Bathroom 3'3" x 9'6" (1.39m x 2.89m)

A well-proportioned bathroom with a shower cubicle, toilet and washbasin. The walls are tiled in white around the shower area, and the window provides natural light and ventilation. The flooring is patterned, adding interest to the practical space.

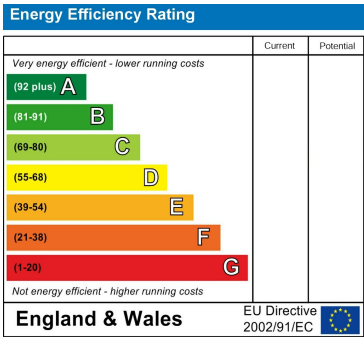
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.