



## 12 Woodlands Avenue, Blackburn

£230,000 Freehold

NESTLED IN A SOUGHT AFTER LOCATION, THIS FANTASTIC THREE BEDROM SEMI DORMER BUNGALOW. This property presents an unparalleled opportunity for discerning buyers seeking a place to call home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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Upon entering, you are greeted by a welcoming ambience that permeates throughout the residence. The spacious reception room offering a perfect space. Natural light floods the room, enhancing the warmth of the space. The kitchen, replete with conveniences and ample storage. There is a two double bedrooms on the ground floor and a three piece shower room.

Ascending the stairs, you are met with a further generously sized bedroom. The dormer design adds a touch of character to the property.

Outside, a detached garage and driveway parking provide convenience and practicality. The front and rear gardens offer opportunities for outdoor enjoyment. Moreover, the absence of a chain delay presents a rare chance for swift transaction.



**Vestibule**

Karndean flooring, double glazed uPVC front door, cupboard housing meter.

**Hallway**

Karndean flooring, ceiling coving, stairs to first floor.

**Lounge**

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

**Kitchen**

Vinyl flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, stainless steel sink and drainer, space for gas cooker, washing machine and under counter fridge, x2 double glazed uPVC windows, panel radiator and door leading to the rear porch.

**Rear porch**

Tiled flooring, double glazed uPVC door, storage cupboard.

**Bedroom 1**

Double bedroom with carpet flooring, storage cupboard, double glazed uPVC window, panel radiator.

**Bedroom 2**

Double bedroom with carpet flooring, ceiling coving, double glazed uPVC window, panel radiator.

**Bathroom**

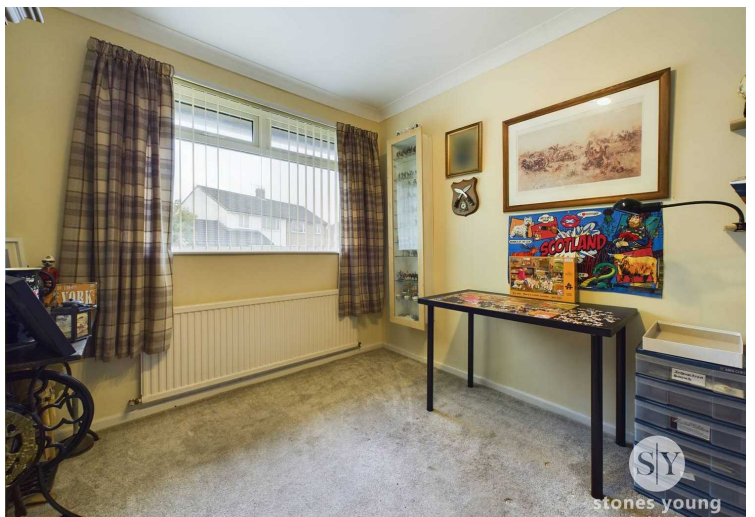
Vinyl flooring, three piece in white comprising of mains fed shower enclosure, basin and sink, tiled splash backs, frosted double glazed uPVC window, panel radiator.

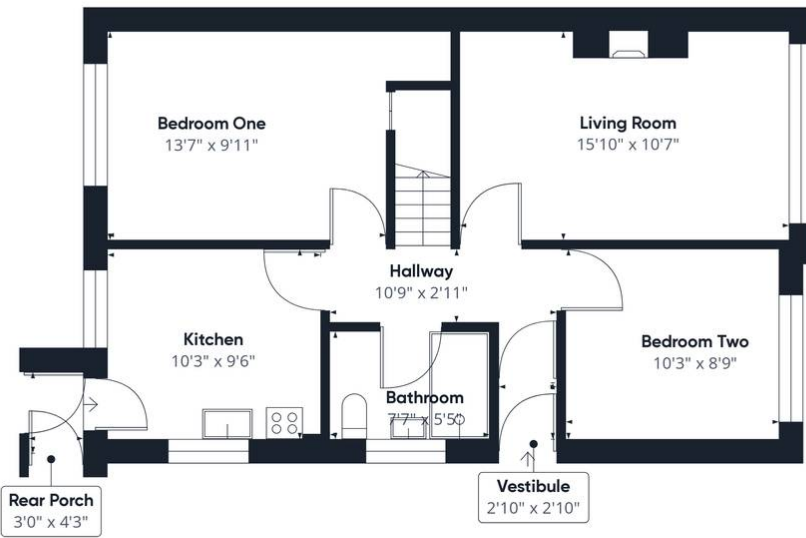
**Landing**

Carpet flooring, storage cupboards.

**Bedroom 3**

Double bedroom with carpet flooring, under eaves storage, double glazed uPVC window, panel radiator.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
920.74 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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