

## 8 Calgary Avenue, Blackburn

£235,000 Freehold

THREE BEDROOM SEMI DETACHED HOME IN THE SOUGHT AFTER AREA OF LAMMACK. With a Freehold tenure and having been recently renovated throughout, including a new roof on both the property and the garage, this property displays modern elegance, making it an ideal choice for a growing family looking for a contemporary and comfortable living space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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As you enter, you are greeted by a spacious living area bathed in natural light, perfect for relaxing or hosting guests. The neutral decor creates a warm and inviting ambience, ensuring you feel right at home from the moment you step inside. The modern uPVC double glazing and gas central heating provide both comfort and energy efficiency, allowing you to enjoy the space all year round. The kitchen is elegantly equipped making excellent use of the space with sleek countertops, contemporary appliances, and ample storage for all your cooking essentials alongside the quooker tap. Completing this well equipped space is a pantry which provides plenty of additional storage. The dining area is perfect for enjoying family meals or entertaining friends, with views overlooking the rear garden.

This inviting property offers two spacious double bedrooms and a comfortable single bedroom, all finished in a neutral, modern palette. Crisp white walls and plush cream carpeting create a bright, calming atmosphere throughout, providing the perfect blank canvas for any style of décor.

The property enjoys a welcoming front garden featuring a neat lawn framed by mature bushes and trees, offering both charm and privacy from the moment you arrive. To the rear, a spacious garden unfolds beyond a practical patio area, perfect for outdoor dining and relaxing. The generous lawned space provides plenty of room for gardening, play, or future landscaping ideas, making the rear garden a standout feature of the home. Thanks to the expansive plot, the property also carries with it potential for extension subject to planning permission.

Situated in the heart of Lammack conveniently located within walking distance of a range of amenities and excellent transport links, this home offers easy access to Blackburn, Whalley, and Clitheroe, this property offers the potential for customisation.



**Hallway**

Herringbone flooring, stairs to first floor, electric radiator, upvc double glazed front door

**Living Room**

Carpet flooring, panel radiator x2, gas fire, upvc double glazed window, double glazed sliding doors, space for dining table

**Kitchen**

Herringbone flooring, fitted base and wall units with contrasting work tops, integrated gas hob, integrated oven, extractor fan, stainless steel sink and drainer with quooker tap, space for washing machine, upvc double glazed window, upvc double glazed back door, integrated microwave, storage cupboard

**Landing**

Carpet flooring, upvc double glazed window, loft access

**Master Bedroom**

Carpet flooring, upvc double glazed window, panel radiator

**Bedroom Two**

Carpet flooring, upvc double glazed window, panel radiator

**Bedroom Three**

Carpet flooring, upvc double glazed window, panel radiator

**Bathroom**

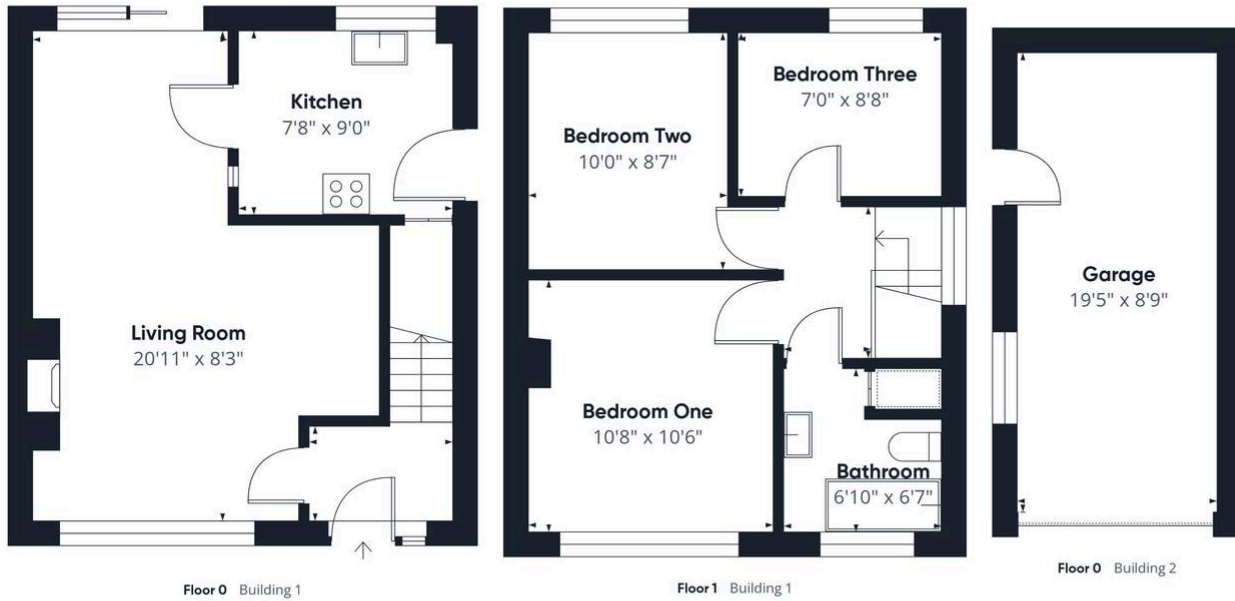
Tiled flooring, upvc double glazed frosted windows three piece in white comprising of bathtub with mains fed shower, wc and basin, towel radiator, tiled walls

**Garage**









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

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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