



## 6 Calgary Avenue, Blackburn

£220,000 Leasehold

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



## A THREE BEDROOM SEMI DETACHED HOME IN THE HIGHLY SOUGHT AFTER AREA OF LAMMACK.

This beautifully presented three-bedroom semi-detached house offers the perfect blend of contemporary style and every-day comfort, making it an exceptional choice for families and professionals alike. Step into the bright and inviting hallway, which seamlessly leads into the spacious main living area filled with an abundance of natural light. The adjoining dining area is perfect for entertaining, featuring elegant french doors that open directly onto the rear garden. Immaculately decorated in tasteful, neutral tones, this home exudes a sense of calm and sophistication. The sleek, modern kitchen is fully equipped with integrated appliances, extensive cupboard and storage space, and a generously sized storage cupboard, providing practical functionality for busy households.

Upstairs, you will find two well-proportioned double bedrooms and a versatile single bedroom, ideal as a nursery, guest room, or home office. The stylish family bathroom is fitted with a contemporary suite, including a bath-tub and a mains-fed shower, ensuring both comfort and convenience.

The garden boasts a well-maintained lawn, perfect for children's play or outdoor relaxation, as well as a spacious patio area designed for al fresco dining and summer gatherings. The detached garage adds further flexibility, whether used for secure parking or for additional storage. To the front, the driveway provides ample off-road parking for multiple vehicles, ensuring practicality for busy households. Located in the ever-popular Lammack area, this property benefits from proximity to highly regarded schools, excellent transport links, and a range of local amenities including places of worship.

Early viewing is strongly advised to fully appreciate the lifestyle and potential that this impressive home has to offer!



**Hallway**

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

**Lounge Diner**

20' 10" x 8' 7" (6.35m x 2.62m)

Living room- Carpet flooring, panel radiator, freestanding fireplace with electric fire, upvc double glazed window. Dining area- Carpet flooring, uPVC double glazed French doors, panel radiator, space for dining table.

**Kitchen**

7' 10" x 8' 8" (2.39m x 2.64m)

Vinyl flooring, fitted base and wall units with contrasting worktops, tiled splashback, integrated electric hob, integrated oven, space for washing machine, space for fridge freezer, sink and drainer, cupboard housing boiler, uPVC double glazed window, uPVC double glazed frosted back door, storage cupboard.

**Landing**

carpet flooring, panel radiator, loft access .

**Bedroom One**

10' 7" x 10' 11" (3.23m x 3.33m)

Carpet flooring, panel radiator, uPVC double glazed window.

**Bedroom Two**

9' 3" x 10' 5" (2.82m x 3.17m)

Carpet flooring, panel radiator, uPVC double glazed window

**Bedroom Three**

8' 2" x 6' 10" (2.49m x 2.08m)

Carpet flooring, panel radiator, uPVC double glazed window

**Bathroom**

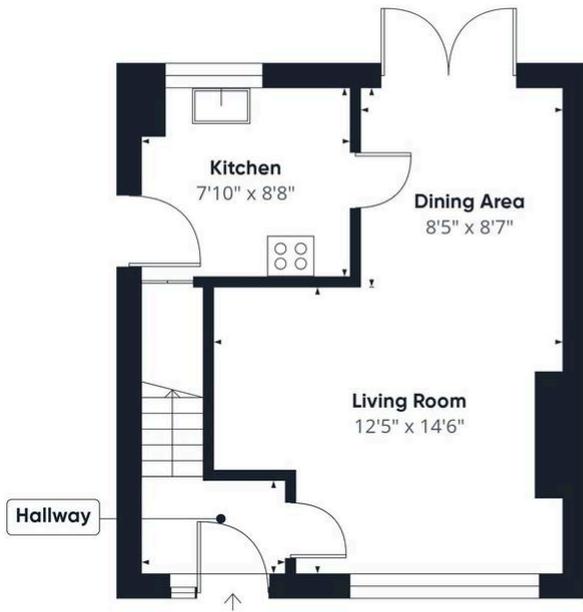
6' 10" x 6' 10" (2.08m x 2.08m)

Three piece suite in white comprising of bath with mains fed shower, wc and basin, vinyl flooring, tiled splashbacks, uPVC double glazed frosted window, heated towel radiator.

**Garage**

8' 11" x 16' 1" (2.72m x 4.90m)





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
853 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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