

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Spring Farm Gardens, Blackburn, BB1 2RJ

### £1,395

A SUPERB NEWLY BUILT FOUR BEDROOM PROPERTY WITH OFF ROAD PARKING

This beautifully presented, newly built four bedroomed property is proudly presented to the market, in a highly sought after area of Guide. This immaculate family home is suited ideally to a growing family who are looking to find their dream home. Situated within close proximity of good schools, is close to local amenities and is close to major commuter links. Boasting an enclosed rear garden, four good sized bedrooms, a spacious living room, a newly fitted kitchen and a sizeable driveway to the front which leads to a garage. This property is not one to be missed!

The property comprises briefly, to the ground floor; entrance to the hallway with stairs leading to the first floor and doors providing access to the downstairs wc, living and kitchen and dining room. The kitchen and dining room has a door leading to the side of the property. The living room has french doors providing access to the rear garden. To the first floor, there is a landing with doors providing access to four bedrooms and a four piece bathroom suite. The main bedroom has a door providing access to the en-suite.

Externally to the rear of the property there is an enclosed laid to lawn garden with a paved patio. To the front of the property is a driveway providing off-road parking, a laid to lawn area and a garage.

For further information, or to arrange a viewing, please contact our lettings team at your earliest convenience.

# Spring Farm Gardens, Blackburn, BB1 2RJ

£1,395

 4  2  1  B

- Fitted Kitchen
- Off Road Parking
- Beautifully Presented
- Large Enclosed Rear Garden
- B-Rated EPC
- Four Bedroomed
- Fully Detached
- Well Located
- Excellent Motorway Links

## Ground Floor

### Hall

17'04 x 6'10 (5.28m x 2.08m )

Central heating radiator, smoke alarm, stairs to the first floor, doors to WC, living room, and kitchen / dining room.

### Kitchen / Dining Room

27'00 x 9'00 (8.23m x 2.74m )

Two UPVC double glazed window, two central heating radiator, wall and base units, laminate worktops, stainless steel sink and drainer with mixer tap, double oven, five ring gas hob, with extractor hood, fridge / freezer, dishwasher, drier, wood effect floor, boiler, UPVC double glazed door to the side of the property.

### Living Room

14'05 x 12'03 (4.39m x 3.73m )

UPVC double glazed french door to rear garden, central heating radiator, television point.

### WC

6'04 x 3'06 (1.93m x 1.07m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, laminate flooring.

## First Floor

### Landing

14'05 x 12'03 (4.39m x 3.73m )

Access to attic, smoke alarm, doors to four bedrooms, boiler cupboard and bathroom.

### Bedroom One

12'11 x 12'07 (3.94m x 3.84m )

UPVC double glazed window, central heating radiator,, door to ensuite.

### Ensuite

6'05 x 5'01 (1.96m x 1.55m )

UPVC double glazed window, central heated towel rail, Dual flush WC, pedestal wash basin with mixer tap, double main feed shower, part tiled elevations, wood effect floor.

### Bedroom Two

13'09 x 9'04 (4.19m x 2.84m )

UPVC double glazed window, central heating radiator.

### Bedroom Three

12'06 x 9'01 (3.81m x 2.77m)

UPVC double glazed window, central heating radiator.

### Bedroom Four

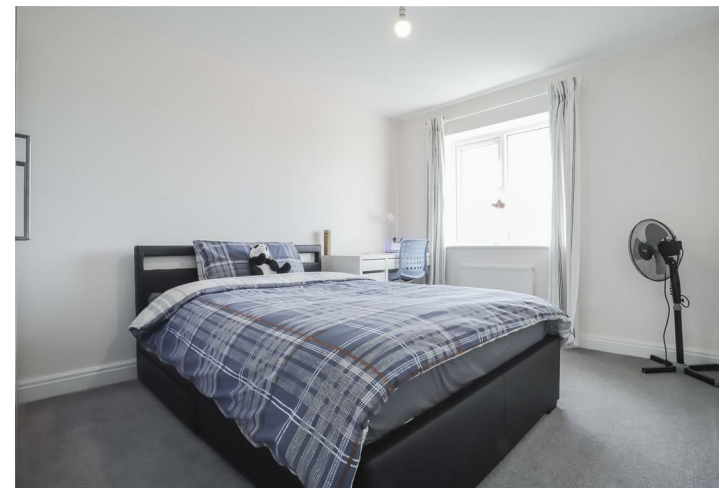
9'04 x 9'01 (2.84m x 2.77m )

UPVC double glazed window, central heating radiator.

### Bathroom

8'07 x 6'10 (2.62m x 2.08m )

UPVC double glazed window, central heated rowel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps, main feed shower, part tiled elevations, laminate floor.



Tel: 01282507250

www.keenans-estateagents.co.uk