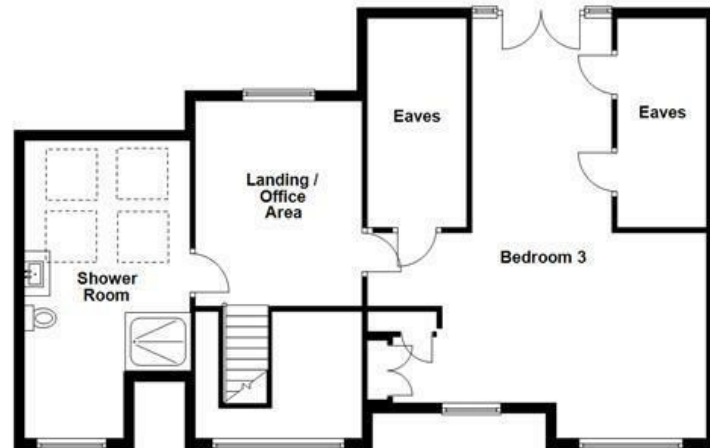




First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		57	80
(92 plus) A			
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Lammack Road, Blackburn, BB1 8JW

£2,995

A STUNNING FOUR BEDROOM DETACHED HOME

Nestled on the desirable Lammack Road in Blackburn, this exquisite detached family home offers a perfect blend of modern elegance and comfortable living. With four spacious bedrooms, including two that boast their own en suite bathrooms, this property is designed to accommodate families of all sizes.

As you enter, you are greeted by a stunning open plan kitchen living area, which serves as a showcase for entertaining. This beautifully designed space flows seamlessly into the generous rear garden, creating an ideal setting for gatherings with family and friends. The high-end fixtures and fittings throughout the home reflect a commitment to quality and style, particularly evident in the modern bathrooms that add a touch of luxury.

In addition to the impressive living areas, the property features a separate utility room, enhancing the practicality of daily life. The living room provides a cosy retreat, perfect for unwinding after a long day. Spread over three floors, this home offers ample space and privacy for everyone.

The generous garden is a delightful outdoor space, perfect for children to play or for hosting summer barbecues. Located in a popular area of Blackburn, this property is not only a beautiful home but also a wonderful opportunity for those seeking a vibrant community.

Lammack Road, Blackburn, BB1 8JW

£2,995

 4  4  2  D

- Exquisite Detached Home
 - Spread Across Three Floors
 - Ample Off Road Parking
 - EPC Rating D
- Four Bedrooms
 - Beautiful Presentation Throughout
 - Tenure Freehold
- Four Bathrooms
 - Extensive Rear Garden
 - Council Tax Band E

Ground Floor

Entrance Hall

12'7 x 11'9 (3.84m x 3.58m)
Aluminium front door, coving, spotlights, partial wood panelled elevations, tiled flooring with underfloor heating, doors to reception room one, shower room, cloakroom, store, understairs storage and stairs to first floor.

Reception Room One

19'2 x 15'8 (5.84m x 4.78m)
Three UPVC double glazed windows, coving, spotlights, tiled flooring with underfloor heating, double doors to open plan kitchen/living area and sliding door to rear.

Open Plan Kitchen/Living Area

32'4 x 18'5 (9.86m x 5.61m)
Double glazed windows and three double glazed sliding doors to rear, range of panel wall and base units with marble work surfaces, integrated high rise double Miele oven and microwave with warming drawer, Miele induction hob and Neff extractor hood, inset sink with integrated draining ridges and boiling mixer tap, Bosch wine fridge, integrated Smeg dishwasher, full height AEG fridge and freezer, range of pan drawers and larder units, wireless charging points, breakfast bar, electric fire, television point, tiled flooring with underfloor heating and door to utility.

Utility

10'11 x 8'9 (3.33m x 2.67m)
UPVC double glazed window, range of panel units with marble work surfaces, enclosed Worcester boiler, Miele five ring gas hob and Miele extractor hood, glass splashback, pot filler tap, ceramic sink and drainer with mixer tap, integrated Hotpoint dishwasher, integrated Candy washing machine, integrated Bosch dryer, integrated fridge and freezer, spotlights and tiled flooring with underfloor heating.

Shower Room

8'4 x 7'1 (2.54m x 2.16m)
UPVC double glazed frosted window, low basin WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, partial tiled elevations, spotlights and tiled flooring with underfloor heating.

First Floor

Landing

UPVC double glazed window, vaulted ceiling to second floor landing, central heating radiator, doors leading to three bedrooms and stairs to second floor.

Bedroom One

22'0 x 18'4 (6.71m x 5.59m)
Double glazed window and double glazed sliding door to Juliet balcony, central heating radiator, coving, spotlights, television point, fitted wardrobes and vanity unit and door to en suite.

En Suite

10'10 x 9'2 (3.30m x 2.79m)
UPVC double glazed frosted window, central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, freestanding double oval bath with floor mounted mixer tap and rinse head, walk-in direct feed rainfall shower with rinse head, spotlights, tiled elevations, extractor fan and tiled flooring.

Bedroom Two

22'10 x 12'8 (6.96m x 3.86m)
UPVC double glazed window, central heating radiator, double glazed sliding door to balcony, cornice coving, fitted wardrobes and door to en suite.

En Suite

9'3 x 8'6 (2.82m x 2.59m)
UPVC double glazed frosted window, central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, freestanding double oval bath with floor mounted mixer tap and rinse head, direct feed rainfall shower with rinse head, coving, spotlights, tiled elevations and tiled flooring with underfloor heating.

Bedroom Four

10'9 x 9'6 (3.28m x 2.90m)
UPVC double glazed window, central heating radiator, coving and spotlights.

Second Floor

Landing

Remote operated UPVC double glazed window, circular UPVC double glazed window, central heating radiator, space for office, doors leading to bedroom three and shower room.

Bedroom Three

26'8 x 23'1 (8.13m x 7.04m)
Two UPVC double glazed windows, double glazed patio door to Juliet balcony, television point, fitted wardrobes and under eaves storage.

Shower Room

18'10 x 10'8 (5.74m x 3.25m)
Four Velux windows, UPVC double glazed frosted window, central heated towel rail, dual flush panel WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan, spotlights, tiled elevations and tiled flooring.

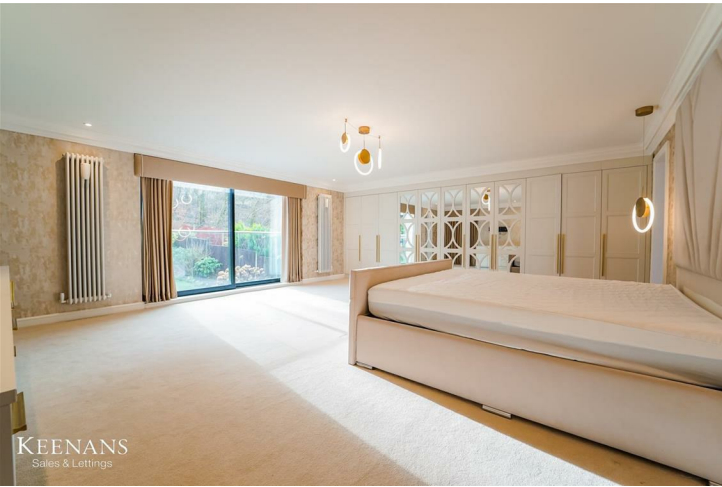
External

Rear

Laid to lawn tiered garden with patio areas.

Front

Laid to lawn garden and block paved off road parking for multiple vehicles.



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