



## Arbour Drive, Blackburn

\*\*\* EXCEPTIONAL FOUR BEDROOM DETACHED HOME IN PRIVATE CUL-DE-SAC \*\*\*

Situated just off Jack Walker Way, stands this charming four-bedroom detached home, showcasing immaculate presentation and occupying an enviable position. A true testament to the homeowners' dedication, the property boasts a sleek, extended L-shaped kitchen, a modern three-piece bathroom suite, an open-plan lounge and dining room, a cosy conservatory, four spacious bedrooms, and an en-suite to the master. With the added convenience of a driveway for two vehicles and a stunning rear garden, this property is the epitome of the perfect family home and simply cannot be missed!

Conveniently located near amenities, including shops, convenience stores, cafes, and doctors, this property also benefits from close proximity to well-regarded schools like Darwen Vale High School and The Redeemer Primary School. For commuters, strong network links are available, with junction 4 of the M65 just a ten-minute drive away, offering easy access to surrounding towns and cities such as Preston.

Viewing is highly advised to appreciate what this property has to offer!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Magnificent Detached Home
- Extended L-Shaped Kitchen
- Freehold
- Gorgeous Conservatory
- Private Cul-De-Sac
- Driveway For Two Vehicles
- Four Bedrooms With En-Suite To Master
- Council Tax Band D
- Open Plan Lounge & Dining Room

**Offers in the region of £275,000**



# Arbour Drive, Blackburn

## Ground Floor

### Entrance Porch

4'10" x 2'5" (1.48m x 0.75m)

Composite front door, uPVC double glazed frosted windows, wall light fitting, wood effect flooring.

### Hall

5'6" x 4'4" (1.70m x 1.34m)

Ceiling light fitting, central heating radiator, alarm system, thermostat, door to lounge, stairs to first floor, carpeted flooring.

### Lounge

14'3" x 10'9" (4.36m x 3.30m)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, feature gas fireplace with marble hearth, television point, open access to dining room, door to under stair storage, carpeted flooring.

### Dining Room

9'3" x 8'3" (2.84m x 2.53m)

Ceiling light fitting, central heating radiator, space for dining set, hardwood door to conservator, door to kitchen, carpeted flooring.

### Kitchen

13'9" x 9'3" by 7'10" x 7'8" (4.20m x 2.82m by 2.39m x 2.35m)

Two uPVC double glazed windows, uPVC double glazed frosted door, an extended L-shaped kitchen comprising of: a range of white wall and base units with contrasting worktops, part tiled splashbacks, inset composite sink and drainer with mixer tap, electric double oven range cooker with stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer, breakfast bar with space for two stools, three ceiling light fittings, under counter lighting, recessed kitchen decking LED spotlights, central heating radiator, extractor fan, wood effect flooring.

### Conservatory

13'11" x 7'10" (4.25m x 2.41m)

UPVC double glazed windows, uPVC double glazed patio doors to rear, wood effect flooring.

## First Floor

### Landing

9'9" x 7'1" (2.98m x 2.16m)

Ceiling LED spotlights, loft access via hatch (fully boarded with lighting sockets), smoke alarm, doors to four bedrooms and family bathroom suite, carpeted flooring.

### Master Bedroom

10'9" x 9'11" (3.29m x 3.03m)

UPVC double glazed arched window, ceiling light fitting, central heating radiator, door to built in wardrobe, door to en-suite, carpeted flooring.

### En-Suite

7'0" x 3'5" (2.14m x 1.05m)

UPVC double glazed frosted window, a three piece shower room comprising of: a close coupled, dual flush WC, vanity wash basin with mixer tap, fully enclosed direct feed shower cubicle, full tiled elevations, ceiling LED spotlights, central heating radiator, extractor fan, shaver socket, vinyl flooring.

### Bedroom Two

11'8" x 8'4" (3.58m x 2.56m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to airing cupboard, carpeted flooring.

### Bedroom Three

9'8" x 7'1" (2.97m x 2.17m)

UPVC double glazed window, ceiling LED spotlights, central heating radiator, built in wardrobe with sliding mirrored doors, carpeted flooring.



#### Bedroom Four

8'4" x 7'1" (2.56m x 2.17m)

UPVC double glazed window, ceiling LED spotlights, central heating radiator, carpeted flooring.

#### Bathroom

6'2" x 6'1" (1.89m x 1.87m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled, dual flush WC, vanity wash basin with mixer tap, panel bath with electric feed shower, ceiling LED spotlights, central heating radiator, extractor fan, wall mounted storage cupboard, vinyl flooring.

#### External

##### Front

Driveway for two vehicles, laid to lawn garden with mature shrubbery, access to garage.

##### Rear

Generously sized garden, patio area that leads up to a beautifully landscaped lawn, bedding areas, mature shrubbery.

##### Garage

Attached garage with up and over door.

#### Agents Notes

Knocked through into part of the garage for kitchen extension

Porch installed with frosted glass

Conservatory put in

Soffits and fascias changed to uPVC

All windows changed to uPVC

Boiler installed 18 months ago

New carpets downstairs - 18 months ago

Loft fully boarded with lighting and sockets

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Tenure: Freehold

Council Tax Band: D - Blackburn with Darwen (£2,121)

Property Type: Detached home

Property Construction: Brick with slate roof

Water Supply: United Utilities

Electricity Supply: E.ON

Gas Supply: E.ON

Sewerage: United Utilities

Heating: Gas central heating

Broadband: Talk Talk

Mobile Signal: O2

Parking: Driveway for two vehicles

Building Safety: CCTV, alarm system

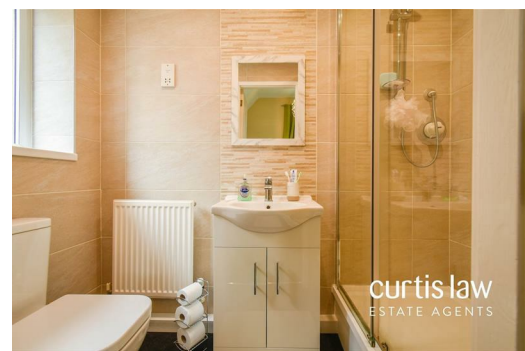
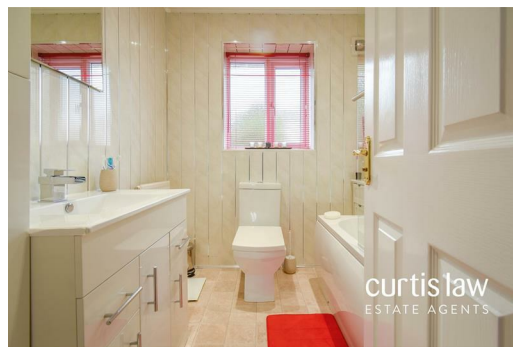
Rights & Restrictions: None

Flood & Erosion Risks: No

Planning Permissions & Development Proposals: None

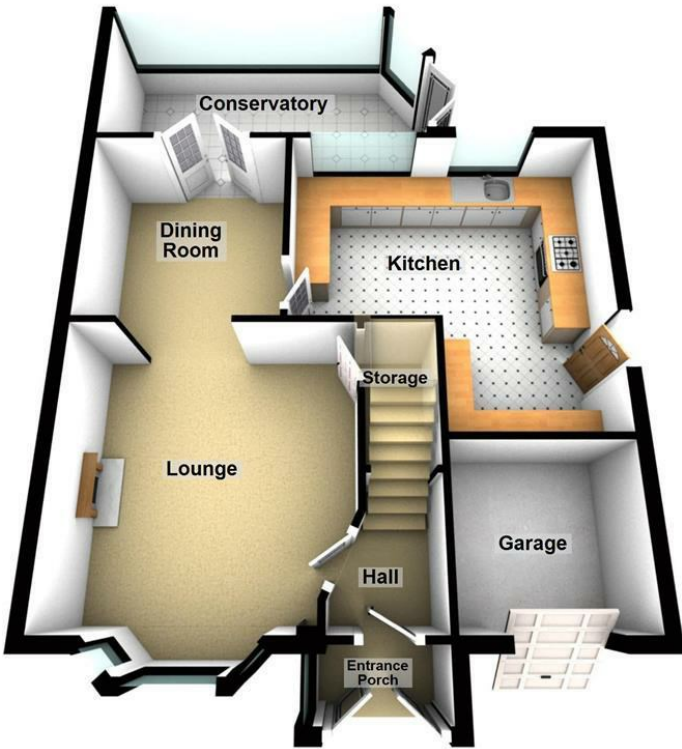
Property Accessibility & Adaptions: None

Coalfield & Mining Area: Unknown

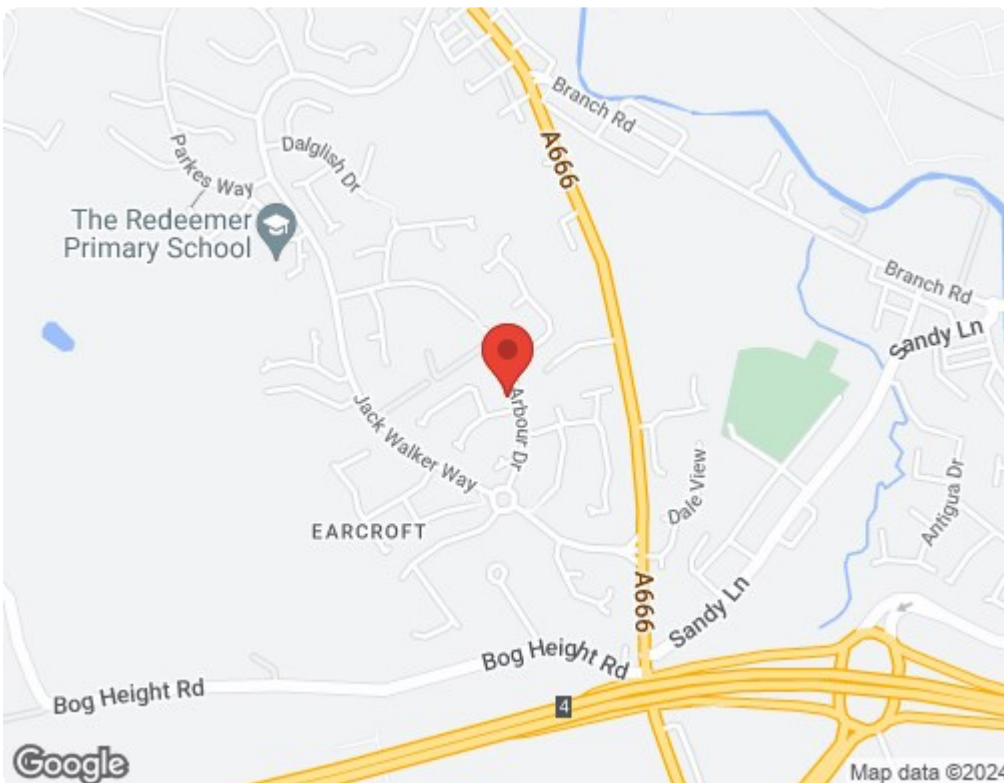




### Ground Floor



### First Floor



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| <i>Very energy efficient - lower running costs</i>                    |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| <i>Not energy efficient - higher running costs</i>                    |         |           |
|   | 70      | 80        |
| EU Directive 2002/91/EC   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                        |         |           |
|   | Current | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
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| (1-20) <b>G</b>   |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |         |           |
| EU Directive 2002/91/EC   |         |           |