



curtis law
ESTATE AGENTS

Beechwood Drive, Blackburn

*** IMPRESSIVE THREE DOUBLE BEDROOM DETACHED HOME IN LIVESEY ***

Nestled within a coveted residential estate off Livesey Branch Road, this remarkable three bedroom detached home makes its debut on the sales market. Boasting a spacious and versatile internal layout, it comprises of a lounge, dining room, kitchen, three double bedrooms including an en-suite to the master, and a family bathroom suite. Ideal for a family seeking their forever home, this property comes complete with a garden front featuring a driveway and a large rear garden with a detached single garage. With its array of features, this property is an absolute must-see!

This property is located within a highly sought after area, benefiting from being close to a range of local amenities including supermarkets, cafes, pubs and a pharmacy. Well established schools are within close proximity such as Feniscowles Primary School and St Bede's High School. Commuters will enjoy easy access to junction 3 of the M65 providing transport to Blackburn, Darwen and Preston.

Get in contact with our sales team to arrange a viewing on this property!

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.

- Lovely Detached Family Home
- En-Suite To The Master
- Driveway & Single Detached Garage
- Three Double Bedrooms
- Two Reception Rooms
- Council Tax Band C
- Large & Private Rear Garden
- Sought After Location
- Freehold

Offers over £235,000

Beechwood Drive, Blackburn

Ground Floor

Entrance Porch

UPVC double glazed window surround, uPVC double glazed entrance door with stained glass feature, hardwood door to hallway with frosted window panel.

Hallway

14'4" x 5'6" (4.37m x 1.68m)

Ceiling light fitting, central heating radiator, smoke alarm, alarm system, meter cupboard, door to lounge, under stair storage, stairs to first floor, carpeted flooring.

Lounge

18'0" x 10'2" (5.50m x 3.11m)

UPVC double glazed bay window, ceiling light fitting, two wall light fittings, feature gas fireplace with tiled hearth and wood surround, television point, hardwood door to dining room, carpeted flooring.

Dining Room

12'2" x 8'1" (3.73m x 2.47m)

UPVC double glazed window, uPVC double glazed sliding door to rear garden, ceiling light fitting, central heating radiator, space for dining set, hardwood sliding door to kitchen, carpeted flooring.

Kitchen

16'5" x 7'7" (5.02m x 2.32m)

UPVC double glazed wood wall and base units with contrasting worktops, part tiled splashbacks, inset stainless steel one and a half sink and a half sink with drainer and mixer tap, integrated four ring gas hob with extractor hood, built in electric oven and grill in eye level unit, space for fridge freezer and dryer, plumbing for washing machine, two ceiling light fittings, door to side of property, carpeted flooring.

First Floor

Landing

7'10" x 7'7" (into the wall of bedroom 9'10") / 5' (2.40m x 2.32m (into the wall of bedroom 3) / 1.68m)

UPVC double glazed window, ceiling light fitting, smoke alarm, loft access via hatch, doors to three bedrooms and a family bathroom suite, carpeted flooring.

Master Bedroom

16'2" x 9'3" (4.93m x 2.82m)

Two uPVC double glazed windows, two ceiling light fittings, central heating radiator, built in overhead cabinets and wardrobe with mirrored sliding door, enclosed electric feed shower cubicle (0.84m0.81m), door to en-suite, carpeted flooring.

En-Suite

5'3" x 2'7" (1.62m x 0.80m)

UPVC double glazed frosted window, a low level, close coupled WC, corner pedestal wash basin, part tiled elevations, ceiling light fitting, carpeted flooring.

Bedroom Two

12'5" x 10'2" (3.80m x 3.10m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.



Bedroom Three

11'5" x 8'1" (3.50m x 2.48m)

UPVC double glazed window, ceiling light fitting, central heating radiator, built in wardrobe with mirrored sliding door, carpeted flooring.

Bathroom

8'4" x 5'6" (2.56m x 1.68m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of; a low level, close coupled WC, full pedestal wash basin, panel bath with electric feed shower, ceiling light fitting, central heating radiator, door to airing cupboard, carpeted flooring.

External

Front

Driveway for one vehicle, laid to lawn garden with mature shrubbery and hedging, gate leading to the rear.

Rear

Large and private garden with a patio area and seating, laid to lawn garden with mature shrubbery and hedging, allotment at the bottom of the garden, single detached garage, shed, double gates to driveway.

Garage

Single detached garage to the rear with center split hinge door and door to the side of the garage.

Agents Notes

Tenure: Freehold (2 parcels of land to rear - 1) LA 101837 2) LA 182103)

Council Tax Band: C - Blackburn with Darwen (£1,980.88 per annum)

Property Type: Detached house on corner plot with detached brick built garage and storage with power and lighting

Property Construction: Brick built cavity wall construction, tiled roof, small flat roof section

Number & Type Of Rooms: Lounge, Dining Room, Kitchen, Three Double Bedrooms, Family Bathroom, Main Bedroom Includes Toilet, Wash Basin & Shower

Water Supply: Yes, mains

Electricity Supply: Yes, mains

Gas Supply: Yes, mains

Sewerage: Yes, mains

Heating: Gas central heating with Virgin

Broadband: Yes

Mobile Signal: Yes, good

Parking: Driveway to brick built garage with parking for one vehicle, side gated parking for one vehicle

Building Safety: Alarm fitted, two smoke detectors

Rights & Restrictions: None known

Flood & Erosion Risks: No flood risk, canal 120m away but at least 6m lower than the house

Planning Permissions & Development Proposals: No planning currently

Property Accessibility & Adaptions: Extra handrail to stairs

Coalfield & Mining Area: None known

Additional Information:

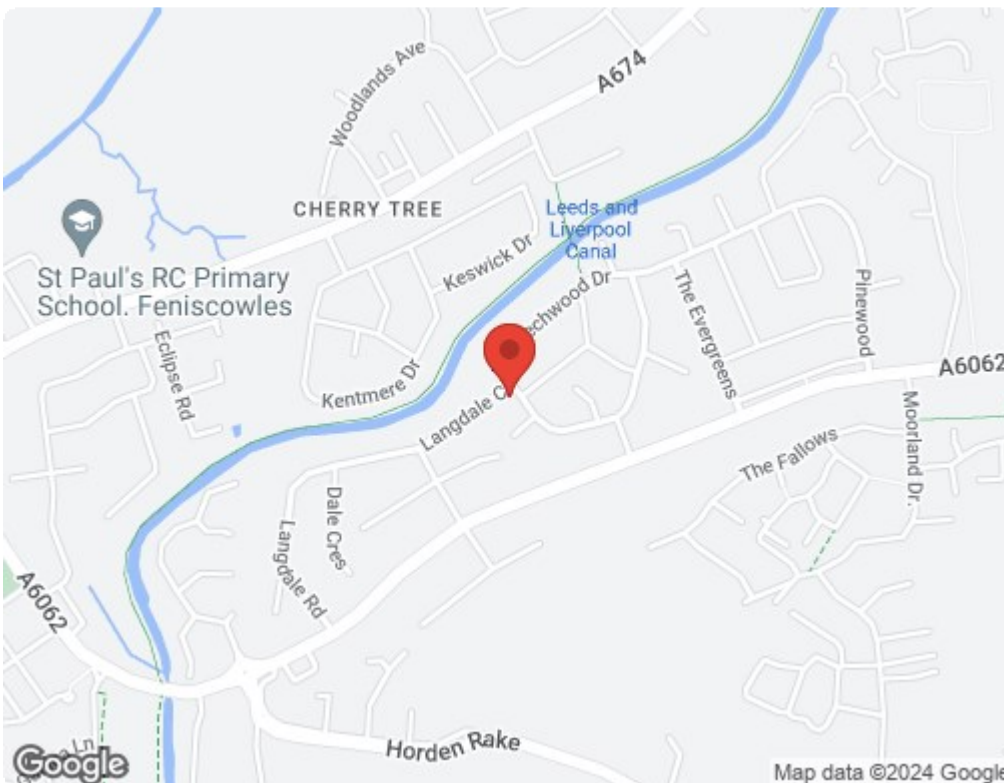
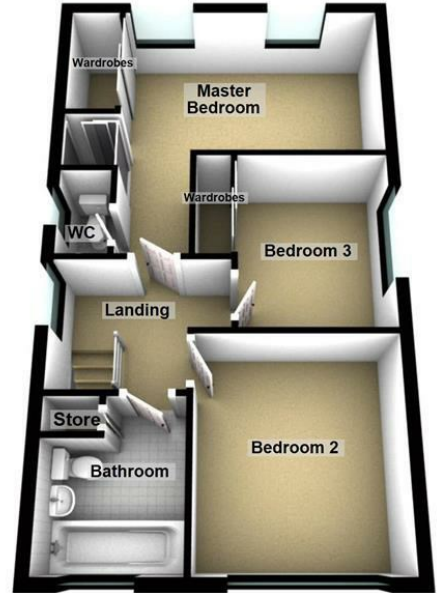
Extended in 1990



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		