

# curtis law

## ESTATE AGENTS



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### Beech Close, Blackburn

\*\*\* DELIGHTFUL FAMILY HOME WITH EXCEPTIONAL LIVING SPACE \*\*\*

Nestled in the coveted Clayton-le-Dale area, this enchanting and impeccably presented three-bedroom semi-detached home occupies an enviable plot. A testament to the homeowners, the property has been meticulously maintained, seamlessly blending original period features such as a charming iron cast fireplace and ceiling coving with a modern touch of stylish decor. Boasting excellent living accommodation with a large open plan living and dining room, sleek fitted kitchen, three generously sized bedrooms and a family bathroom suite, this property has it all. With the added bonuses of a private driveway, detached garage, and expansive garden, it perfectly caters to the needs of a contemporary family lifestyle!

Set within a sought after location, this property benefits from being within close proximity to a range of local amenities such as convenience stores, cafes, pubs, sports clubs and so much more! Families can benefit from being within the catchment area of well established schools including Salesbury Church of England Primary School. Commuters can enjoy the convenience of strong network links with bus routes providing transport to Blackburn, the Ribble Valley and Preston.

Internal viewing is highly recommended in order to truly appreciate what this stunning 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.

- Semi- Detached Home
- Open Plan Living & Dining Room
- Detached Garage & Driveway
- Three Good Sized Bedrooms
- Perfect Family Home
- Council Tax Band D
- Immaculately Presented
- Front & Rear Gardens
- Freehold

**Offers over £189,950**



# Beech Close, Blackburn

## Ground Floor

### Entrance Porch

5'0" x 3'5" (1.53m x 1.05m)

UPVC double glazed door to porch, uPVC double glazed windows surround, hardwood single glazed frosted door to hallway.

### Hallway

16'4" x 5'2" (4.99m x 1.58m)

Two ceiling light fittings, central heating radiator, door to under stair storage, further doors to living room/ dining room and kitchen, stairs to first floor, wood effect flooring.

### Living/ Dining Room

28'1" x 10'2" (8.56m x 3.10m)

Two uPVC double glazed windows, two modern ceiling light fittings with ceiling rose, two central heating radiator, coving to ceiling, feature fireplace with cast iron fire and wood surround, space for dining set, door to kitchen, wood effect flooring.

### Kitchen

10'11" x 7'8" (3.33m x 2.34m)

UPVC double glazed window, uPVC double glazed frosted door to rear, a range of matte grey wall and base units with contrasting granite effect worktops and partial splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven and four ring gas hob with extractor hood, space for fridge freezer, plumbed for washing machine, ceiling spotlights, under counter spotlights, coving to ceiling, door to under stair storage, vinyl flooring.

## First Floor

### Landing

7'8" x 5'1" (2.36m x 1.57m)

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

### Bedroom One

13'1" x 10'0" (4.01m x 3.07m)

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

### Bedroom Two

14'6" x 7'10" (4.42m x 2.41m)

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

### Bedroom Three

10'11" x 7'8" (3.35m x 2.36m)

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

### Bathroom

8'0" x 5'6" (2.46m x 1.68m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a vanity unit with integrated low level WC and wash basin, panel bath with electric feed overhead shower, full tiled elevations, ceiling spotlights, chrome central heating towel rail, door to airing cupboard, tiled flooring.



## External

### Front

Private drive for up to three vehicles, access to detached, single garage, laid to lawn garden.

### Rear

Large and private laid to lawn garden with mature shrubbery, patio area and gated access to side of property.

### Garage

Single, detached garage with up and over door.

### Agents Notes

UPVC sprayed all windows and doors

New gutters and fully reroofed

Side rendered

All lights now earthed

New internal doors

New windows in lounge

New fencing on both side at the rear

CCTV & alarm system

Attic fully boarded

Refurbished fireplace

New flooring in all but one room

New skirting boards and architraves

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Freehold

Council Tax Band D - £208 per month over 10 months

EPC: D

Property Type: Semi- detached home

Property Construction: Brick

Water Supply: Mains - water meter

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas - combi boiler

Broadband: Superfast broadband

Mobile Signal: Good

Parking: Private drive with space for three vehicles

Building Safety: Unknown

Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

Planning Permissions & Development Proposals: Unknown

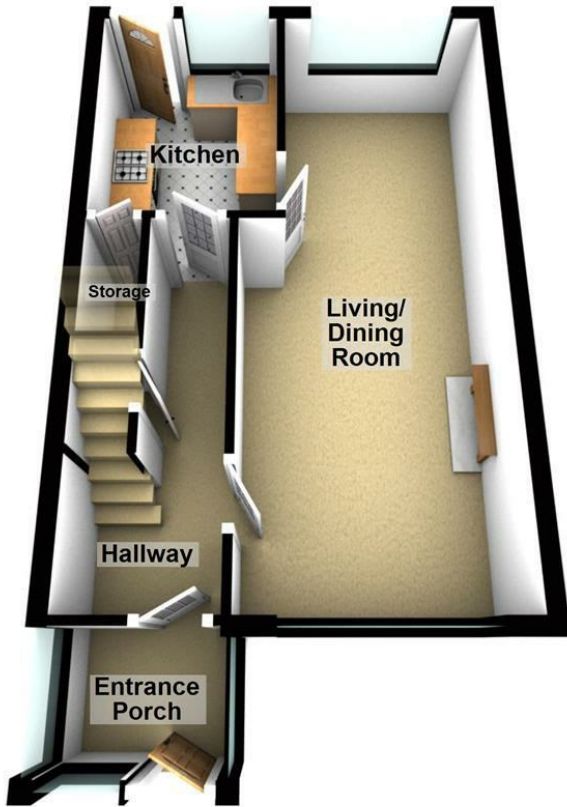
Property Accessibility & Adaptions: Unknown

Coalfield & Mining Area: Unknown

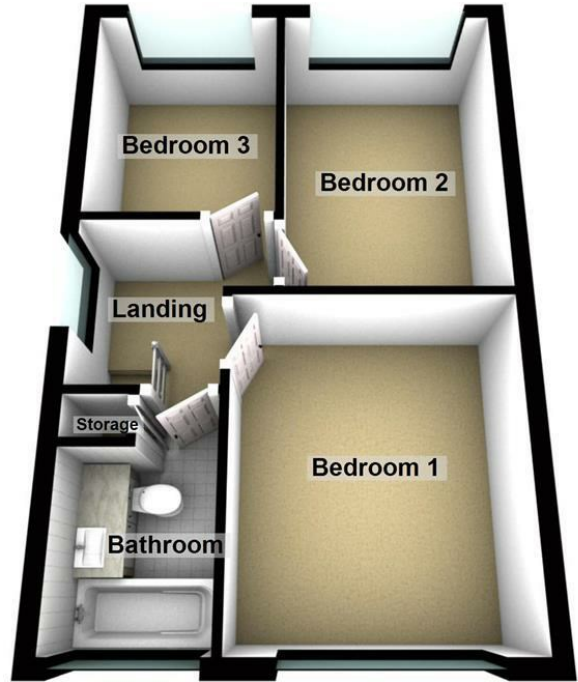




## Ground Floor



## First Floor



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