



## Columbia Way, Blackburn

\*\*\* EXQUISITE FOUR BEDROOM DETACHED FAMILY HOME IN LAMMACK \*\*\*

This detached family home is set on an envious plot within one of Blackburn's most desirable locations.

It offers spacious living accommodation with potential to extend, boasting a large beautiful living room, contemporary fitted open plan kitchen and dining room, downstairs WC, four double bedrooms and a sleek family bathroom suite. Complete with mature front and rear gardens, a driveway for multiple vehicles and a single garage, this home would surpass most modern families needs.

Situated within an area of high demand, this property benefits from having great access to popular amenities such as shops, supermarkets, doctors, cafes and so much more. Well established schools are within the catchment area and excellent bus routes provide easy access to the surrounding areas including Blackburn and Preston. We cannot recommend internal viewing enough to truly 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.

- Exceptional Detached Home
- Driveway For Multiple Vehicles
- Large Plot With Potential To Extend
- Four Double Bedrooms
- Ground Floor WC
- Council Tax Band D
- Perfect Family Home
- Modern Kitchen & Dining Room
- Freehold

**Offers over £285,000**



# Columbia Way, Blackburn

## Ground Floor

### Entrance Hallway

14'4" x 5'5" (4.38m x 1.66m)

Composite double glazed entrance door, ceiling spotlights, central heating radiator, coving to ceiling, smoke alarm, thermostat, doors to living room, kitchen/diner, WC and storage cupboard housing boiler, stairs to first floor, wood effect flooring.

### Living Room

19'3" x 11'6" (5.87m x 3.53m)

UPVC double glazed bay window, uPVC double glazed window, two ceiling light fittings, two central heating radiators, coving to ceiling, feature gas fireplace with stone hearth and surround, television point, carpeted flooring.

### Kitchen/ Dining Room

19'3" x 10'8" (5.87m x 3.26m)

UPVC double glazed window, uPVC double glazed Patio doors to rear, a range of gloss wall and base units with granite effect worktops, slate tiled splash backs, inset stainless steel one and a half sink and drainer with mixer tap, integrated five ring gas burner hob and stainless steel extractor hood, integrated electric double oven with combined microwave at top in eye level unit, space for American fridge freezer, plumbing for washing machine, space for dining set, ceiling spotlights, vertical central heating radiator, tiled flooring.

### WC

5'6" x 3'2" (1.69m x 0.97m)

UPVC double glazed frosted window, a low level, front mount WC, vanity wash basin with traditional taps, ceiling light fitting, central heating radiator, picture rail, wood effect flooring.

## First Floor

### Landing

5'5" x 5'4" (1.66m x 1.63m)

UPVC double glazed frosted window, ceiling spotlights, coving to ceiling, loft access via hatch, doors to four bedrooms and a modern bathroom suite, carpeted flooring.

### Master Bedroom

11'8" x 9'3" (3.58m x 2.84m)

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

### Bedroom Two

3.58m x 2.84m

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

### Bedroom Three

10'2" x 9'4" (3.12m x 2.86m)

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



## Bedroom Four

10'2" x 9'3" (3.11m x 2.84m)

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

## Bathroom

6'3" x 6'3" (1.93m x 1.91m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, dual flush WC, wood effect vanity wash basin with mixer tap, panel bath with 'Mira' electric feed shower, full tiled elevations, ceiling spotlights, chrome central heating towel rail, extractor fan, wood effect flooring.

## External

### Front

Laid to lawn garden with mature shrubbery, driveway for multiple vehicles, access to garage via remote controlled up and over door.

### Rear

Laid to lawn garden, bedding areas with mature shrubbery, small patio area, door to access garage, wood fence surround.

## Garage

Single garage, remote controlled up and over door, side door in the rear garden for additional access.

## Agents Notes

Tenure: Freehold

Council Tax Band: D (Blackburn with Darwen) - est. £2,121 per annum

EPC: D

Property Type: Detached property

Property Construction: Brick

Water Supply: United Utilities

Electricity Supply: Shell Energy

Gas Supply: Shell Energy

Sewerage: United Utilities

Heating: Gas

Broadband: Good - Sky

Mobile Signal: Good

Parking: Driveway

Building Safety: Unknown

Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

Planning Permissions & Development Proposals: Unknown

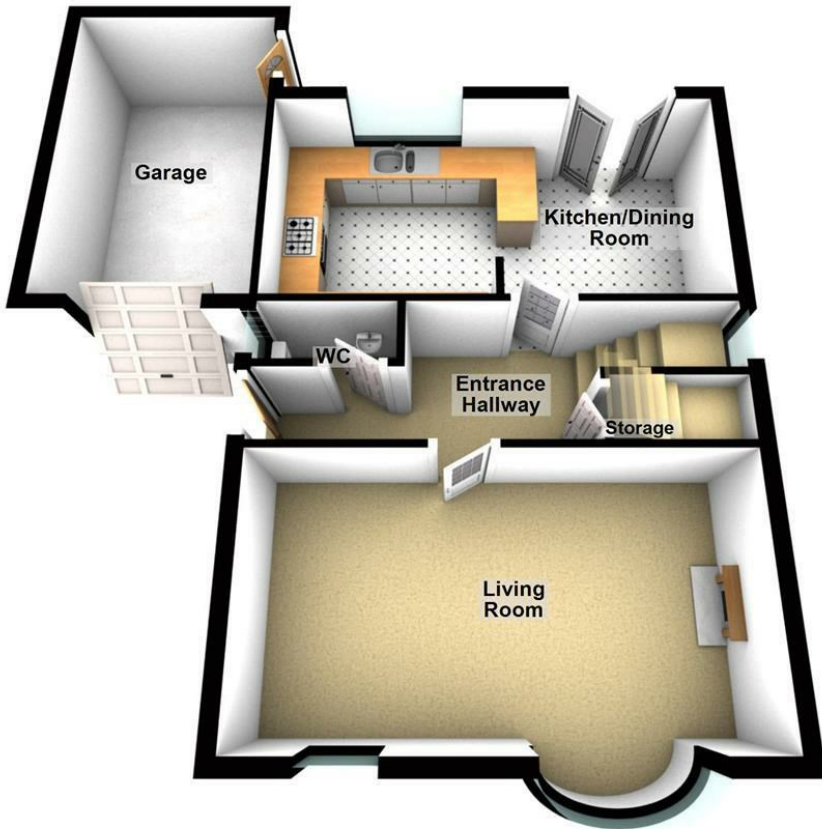
Property Accessibility & Adaptions: Unknown

Coalfield & Mining Area: Unknown

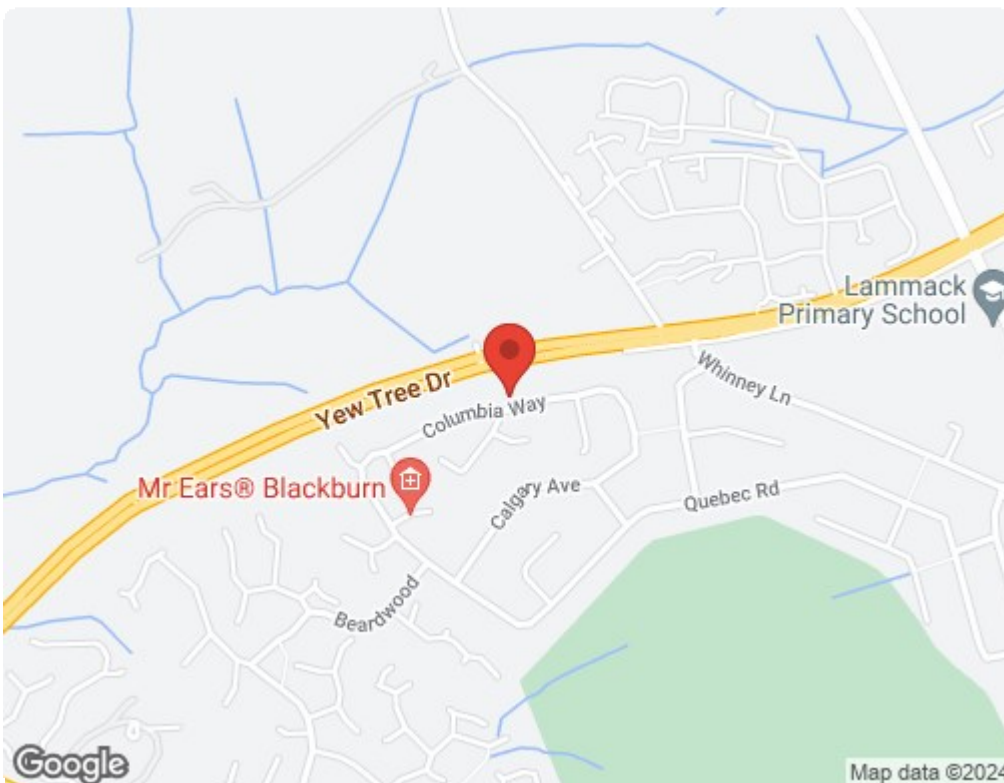




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</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>		
		<b>67</b>
EU Directive 2002/91/EC		
England & Wales		
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>		
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