



Braddock Bluff, Blackburn

*** EXCEPTIONAL THREE BEDROOM NEW BUILD HOME IN LAMMACK ***

Nestled in the coveted Wain Homes residential development, this stunning three-bedroom semi-detached home offers show home quality throughout. With its sleek, modern decor and neutral tones, it exudes elegance while providing a warm, welcoming atmosphere from the moment you arrive.

As you enter, you are greeted by a beautifully designed living room that strikes the perfect balance between spaciousness and cosiness. The open plan kitchen and dining area are ideal for hosting gatherings with friends and family, whilst the convenience of a downstairs WC adds a practical touch to this elegant home.

Venture upstairs to find two generous double bedrooms, a third single bedroom, and a stylish family bathroom suite, all designed with modern living in mind. The property's exterior is equally impressive, with a front drive for off-road parking and a large, private garden at the rear, offering a tranquil retreat from the hustle and bustle of everyday life.

Located just off Yew Tree Drive, this property is conveniently close to shops, supermarkets, hairdressers, and cafes. Families will benefit from nearby Lammack Primary School and Holy Souls RC Primary School. Commuters will appreciate the excellent bus routes and easy access to the M65, providing quick travel to Mellor, Wilpshire, Blackburn, and Clitheroe. This home offers both comfort and convenience.

- Modern Semi- Detached Home
- Show Home Standard
- Driveway For Off Road Parking
- Three Good Sized Bedrooms
- Large Rear Garden
- Council Tax Band C
- Open Plan Kitchen/Diner
- Downstairs WC
- Freehold

Offers over £199,950

Braddock Bluff, Blackburn

Ground Floor

Entrance Hall

9'6" x 3'4" (2.91m x 1.04m)

Composite front door to hall, ceiling spotlights, central heating radiator, thermostat, doors to living room and WC, stairs to first floor landing, carpeted flooring.

WC

5'3" x 2'5" (1.62m x 0.75m)

UPVC double glazed frosted window, a low level, close coupled WC, full pedestal wash basin with part tiled elevation, ceiling light fitting, central heating radiator, wood effect laminate flooring.

Living Room

14'9" x 11'2" (4.51m x 3.41m)

UPVC double glazed window, ceiling light fitting, ceiling spotlights, central heating radiator, electrical fire point, television point, additional plug sockets, doors to kitchen/diner and pantry, carpeted flooring.

Kitchen/ Diner

14'4" x 8'5" (4.39m x 2.57m)

UPVC double glazed window, uPVC double glazed Patio doors to rear garden, a range of matte grey wall and base units with contrasting worktops, inset stainless steel one and half sink and drainer with high spout mixer tap, integrated electric oven with five ring gas hob, extractor hood and splashback, space for fridge freezer, plumbing for washing machine, combi boiler housed in wall unit, space for dining set, ceiling spotlights, central heating radiator, wood effect laminate flooring.

First Floor

Landing

6'10" x 5'11" (2.10m x 1.82m)

Ceiling light fitting, smoke alarm, loft access via hatch, doors to three bedrooms and modern bathroom suite, carpeted flooring.

Bedroom One

14'8" x 8'0" (4.48m x 2.44m)

Two uPVC double glazed windows, ceiling spotlights, central heating radiator, thermostat, additional plug sockets, carpeted flooring.

Bedroom Two

9'8" x 8'5" (2.97m x 2.57m)

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

Bedroom Three

8'8" x 6'0" (2.66m x 1.85m)

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



Bathroom

8'4" x 5'10" (2.56m x 1.79m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled, dual flush WC, full pedestal wash basin with mixer tap, panel bath with direct feed shower, part tiled elevations, ceiling spotlights, central heating towel rail,

External

Front

Driveway, path to front entrance, bedding area with mature shrubs, CCTV.

Rear

Large and enclosed laid to lawn garden with wood fencing, CCTV, water tap, outdoor power sockets.

Agents Notes

Spotlights were installed after moving into property

Sellers have partially boarded the loft

Cooker was upgraded to a five ring gas hob

CCTV to the front, side and rear elevations

Fitted pantry under the stairs in the living room (shelving installed and spotlight fitted)

Outdoor sockets installed

Outdoor water tap to the rear

Combi boiler has been serviced

Tenure: Freehold

Council Tax Band: C - Blackburn with Darwen

Property Type: Semi- detached

Property Construction: Brick

Water Supply: Mains - United Utilities

Electricity Supply: Mains - Octopus

Gas Supply: Mains - Octopus

Sewerage: Mains - United Utilities

Heating: Gas central heating, combi boiler housed in kitchen wall unit

Broadband: Vodaphone, Sky/ Virgin - current 460 download / capability 1 Gbps

Mobile Signal: Vodaphone/ EE

Parking: Driveway and on street parking

Building Safety: No

Rights & Restrictions: No

Flood & Erosion Risks: No

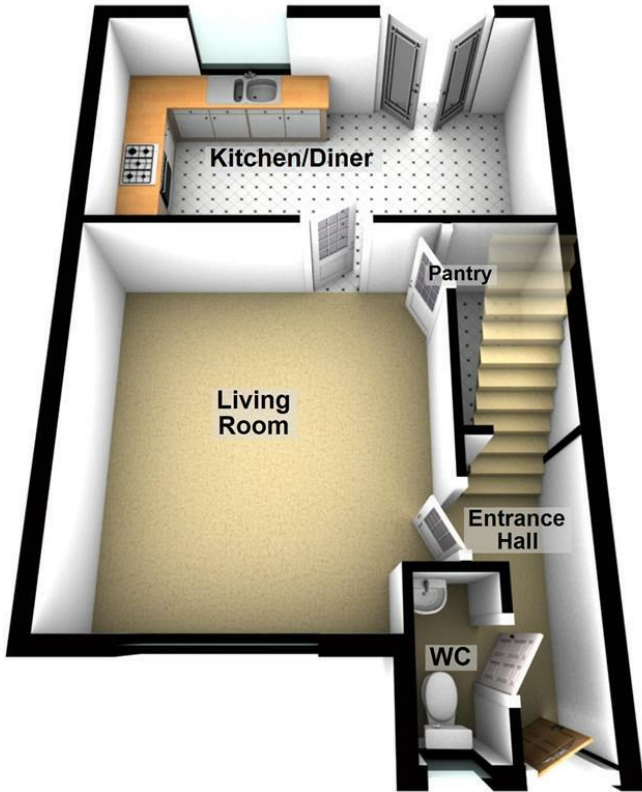
Planning Permissions & Development Proposals: No

Property Accessibility & Adaptions: No

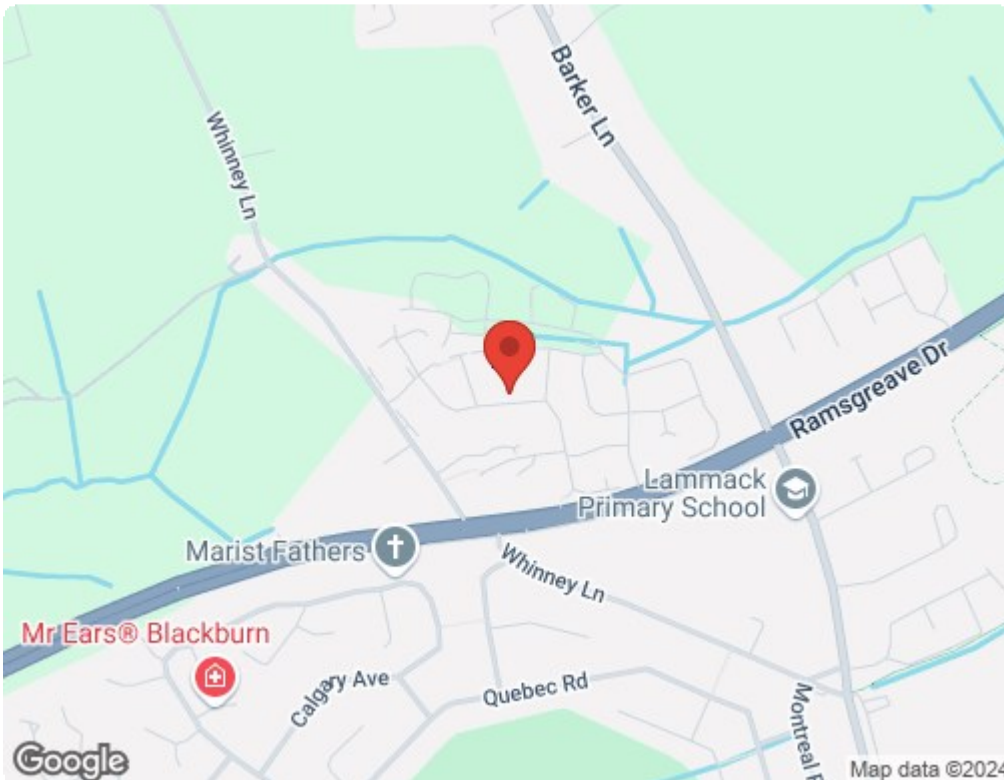
Coalfield & Mining Area: No



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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
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		
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