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Brookview Close, Blackburn

*** MAGNIFICENT DETACHED FAMILY HOME IN SOUGHT AFTER DEVELOPMENT ***

If you're searching for your forever home, look no further than this stunning three-bedroom detached residence! A true credit to the homeowners, this property is presented to an exceptional standard, offering stylish neutral décor and high-quality fixtures throughout. The impressive layout includes an open-plan kitchen and dining area, a spacious living room, three double bedrooms, and a sleek, contemporary bathroom suite. With the added luxury of an en-suite to the master bedroom, downstairs WC, an integral garage, and a generous, beautifully landscaped garden plot, this executive home checks every box. Perfectly designed for modern family living, it combines elegance, comfort, and functionality in one remarkable package.

Situated in a highly sought-after development just off Parsonage Road, this property enjoys excellent connections to Wilpshire and the Ribble Valley. It is also conveniently located near a variety of local amenities, including shops, supermarkets, cafes, and reputable schools.

This property is not to be missed! Get in contact with our sales team today!

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.

- Breathtaking Detached Family Home
- Three Good Sized Bedrooms
- En-Suite To Master
- Freehold
- Open Plan Kitchen/ Dining Area
- Attractive Tiered Rear Garden
- Set On A Highly Desirable Development
- Electric Car Charging Point
- Integral Garage & Double Driveway
- Council tax band C

Offers in the region of £235,000

Brookview Close, Blackburn

Ground Floor

Entrance Vestibule

4'8" x 3'1" (1.44m x 0.96m)

Composite front door to vestibule, ceiling light fitting, central heating radiator, alarm system, door to living room, tile effect flooring.

Hall

5'10" x 3'8" (1.80m x 1.13m)

Ceiling light fitting, central heating radiator, smoke alarm, doors to living room, kitchen, WC and garage, stairs to first floor, carpet flooring.

Living Room

15'7" x 9'11" (4.77m x 3.03m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fireplace point with electric log burner, carpet flooring.

Kitchen/ Dining Area

18'4" x 7'3" (5.60m x 2.22m)

UPVC double glazed window, UPVC double glazed French doors to rear, a beautifully presented open plan kitchen/ dining area comprising of: a range of sage green wall and base units with complementary wood effect worktops, integrated electric oven with four ring gas hob and extractor hood, stainless steel one and a half sink and drainer with mixer tap, integrated fridge freezer, washing machine and dishwasher, space for a dining set, part tiled elevations, ceiling spotlights, ceiling light fitting, under floor heating and central heating radiator, tiled flooring.

Downstairs WC

4'4" x 2'7" (1.34m x 0.79m)

Low level close coupled dual flush WC, wall mounted wash basin with mixer tap and tiled splashback, ceiling spot lights, central heating radiator, extractor fan, tile effect flooring.

First Floor

Landing

5'10" x 3'9" (1.80m x 1.15m)

Ceiling light fitting, loft access, doors to three bedrooms, a family bathroom suite and airing cupboard, carpet flooring.

Master Bedroom

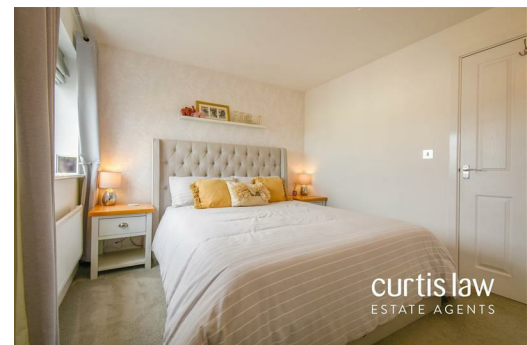
13'9" x 9'1" (4.21m x 2.77m)

Two UPVC double glazed windows, ceiling light fitting, central heating radiator, fitted wardrobes, door to en-suite, carpet flooring.

En-Suite

6'7" x 4'0" (2.01m x 1.22m)

UPVC double glazed frosted window, a beautiful three piece bathroom suite comprising of: a close coupled dual flush WC, full pedestal wash basin with mixer tap, fitted shower cubicle with glass sliding screen and waterfall effect shower, part tiled elevations, ceiling spotlights, chrome central heating towel rail, extractor fan, vinyl flooring.



Bedroom Two

10'9" x 8'4" (3.28m x 2.56m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fitted wardrobes, carpet flooring.

Bedroom Three

9'4" x 7'6" (2.87m x 2.29m)

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

Bathroom

8'3" x 5'2" (2.54m x 1.58m)

UPVC double glazed frosted window, a contemporary three piece bathroom suite comprising of: a close coupled dual flush WC, full pedestal wash basin with mixer tap, panel bath with glass screen and wall mounted electric shower, tiled elevations, ceiling spotlights, chrome central heating towel rail, vinyl flooring.

External

Front

Brick paved driveway, integral garage, gate access to the rear, laid to lawn garden with mature shrubbery.

Rear

An envious tiered garden comprising of: a paved patio area with steps leading to the second tier which is a laid to lawn garden with bedding areas and steps to the third decked tier. Picturesque views of the surrounding countryside.

Garage

Integral garage with access from the front of the property via electric garage door and from the hall.

Agents Notes

Tenure: Freehold (there is service charge - £200 per annum)

Council Tax Band: C - Blackburn with Darwen

Property Type: Detached

Property Construction: Brick and mortar, roof pitched and tiled

Water Supply: Mains - United Utilities

Electricity Supply: Mains - Octopus Energy

Gas Supply: Mains - Octopus Energy

Sewerage: Mains - United Utilities

Heating: Gas central heating with combi boiler

Broadband: Sky

Mobile Signal: 3G/4G

Parking: Double driveway

Building Safety: No known issues

Rights & Restrictions: None

Flood & Erosion Risks: Never flooded to date however land drain runs in elevated plot at the back of all gardens and terminated into brook

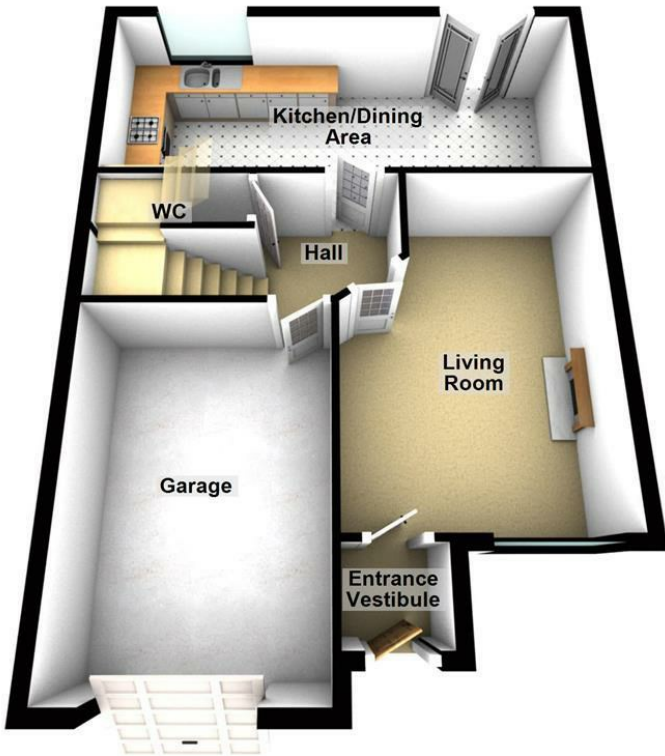
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: In accordance to regulations of NHBC at time of build, no alterations made, bar internal garage access, disabled access granted externally

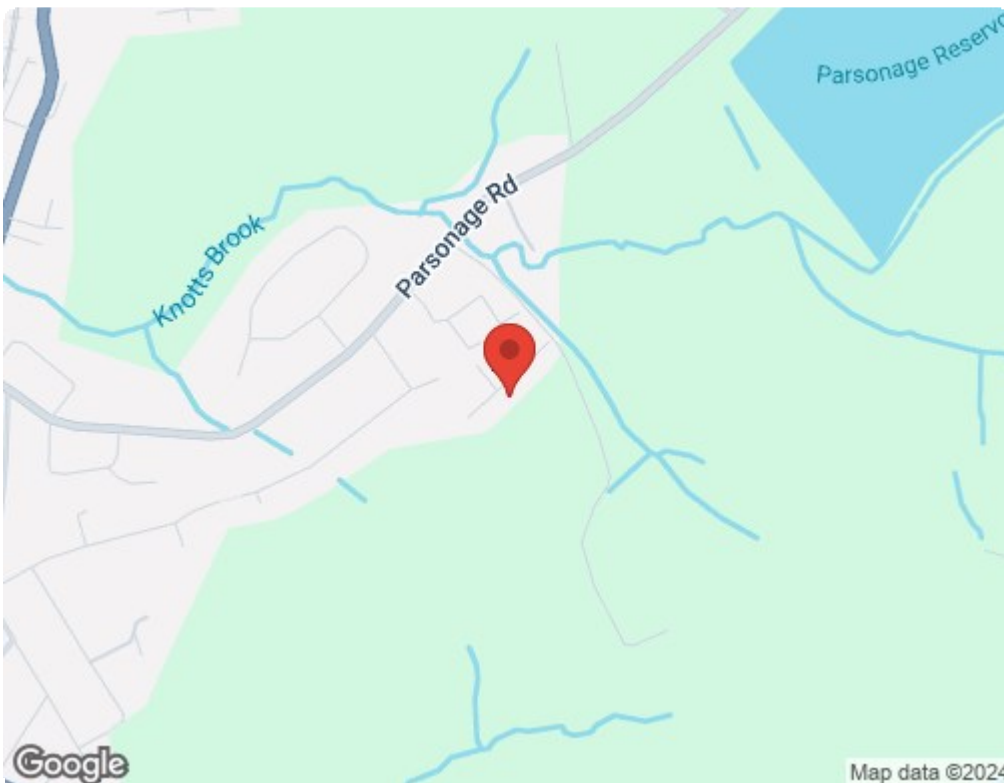
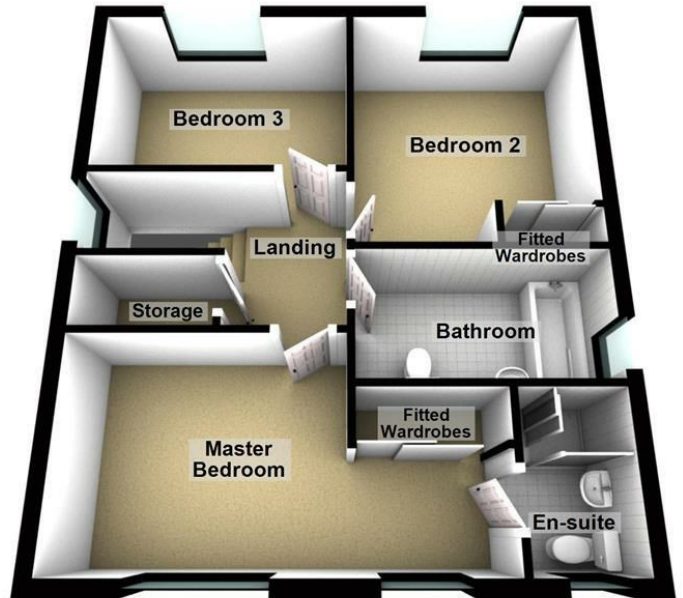
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(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		