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Kestrel Close, Blackburn

*** EXCEPTIONAL THREE DOUBLE BEDROOM SEMI- DETACHED HOME IN LAMMACK ***

Tucked away in a serene residential cul-de-sac, this remarkable semi-detached family home offers a unique and thoughtfully designed layout tailored for modern living. The spacious yet cosy living room transitions effortlessly into a bright conservatory, perfectly framing stunning countryside views, whilst a sleek fitted kitchen enhances the practicality and style of the living spaces. The contemporary bathroom adds a touch of sophistication, complementing three well-proportioned double bedrooms, including the master which features a chic walk-in wardrobe.

Outside, the property impresses with a driveway accommodating two to three vehicles, alongside a single garage equipped with an electric door and an EV charging point - combining convenience and forward-thinking design. The private, generously sized rear garden offers breathtaking views, creating a peaceful sanctuary perfect for relaxation or entertaining.

Situated in the highly sought-after Lammack area of Blackburn, this home boasts picturesque views and is ideally located within walking distance of renowned primary and secondary schools, including Pleckgate High School and Lammack Primary School. The neighborhood offers a wealth of local amenities, places of worship, and a strong sense of community, making it the perfect setting for families.

This exceptional home strikes the perfect balance of space, style, and tranquility, set in a prime location, making it the ideal retreat for families.

- Modern Semi- Detached Family Home
- Three Double Bedrooms With Walk- In Wardrobe To The Master
- Boiler Replaced In 2024 With 12 Year Warranty
- Driveway, Single Garage With Electric Door & EV Charging Point
- Impressive Rear Garden With Picturesque Views
- Within Catchment Area of Sought After Primary and Secondary Schools
- Windows Replaced 2 Years Ago
- Council Tax Band B
- Freehold

Offers over £200,000

Kestrel Close, Blackburn

Ground Floor

Entrance Hall

5'1" x 2'11" (1.57m x 0.89m)

Ceiling light fitting, smoke alarm, doors to living room and kitchen, laminate flooring.

Living Room

15'0 x 11'9 (4.57m x 3.58m)

UPVC double glazed sliding doors to conservatory, ceiling light fitting, gas central heating radiator, coving to ceiling, modern fireplace, television point, laminate flooring.

Conservatory

9'6" x 8'7" (2.90m x 2.62m)

UPVC double glazed door to rear garden, uPVC double glazed window surround, ceiling light fitting, tiled flooring.

Kitchen

15'0 x 9'8 (4.57m x 2.95m)

UPVC double glazed window, uPVC double glazed frosted door to rear garden, a range of laminate wood effect wall and base units with contrasting granite effect worktops, part tiled splashbacks, inset stainless steel one and a half sink and drainer with mixer tap, integrated four ring electric hob with extractor hood, 'Neff' electric oven and microwave combo in wall unit, integrated dishwasher, fridge and freezer, space for freestanding fridge freezer, plumbing for washing machine, wall mounted combi boiler (installed this year with 12 years warranty), two ceiling light fittings, gas central heating radiator, laminate flooring.

Top Floor

Entrance Vestibule

4'0 x 3'10 (1.22m x 1.17m)

UPVC double glazed front door to vestibule, uPVC double glazed window, ceiling light fitting, electric wall heater, full tiled elevations, hardwood frosted door to landing, tiled flooring.

Hall

9'9" x 2'8" (2.97m x 0.81m)

Ceiling light fitting, loft access via hatch, door to the landing, carpeted flooring.

Landing

7'11 x 5'9 (2.41m x 1.75m)

Ceiling light fitting, gas central heating radiator, smoke alarm, doors to three double bedrooms and bathroom suite, further door to two storage cupboards, stairs to the lower level, carpeted flooring.

Master Bedroom

12'1 x 9'0 (3.68m x 2.74m)

UPVC double glazed window, ceiling light fitting, gas central heating radiator, fitted wardrobes, scenic views to the rear, sliding mirrored door to walk-in wardrobe, carpeted flooring.



Bedroom Two

12'2" x 8'0" (3.73m x 2.44m)

UPVC double glazed window, ceiling light fitting, gas central heating radiator, scenic views to the rear, laminate flooring.

Bedroom Three

11'1 x 6'8 (3.38m x 2.03m)

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

Bathroom

6'6 x 6'6 (1.98m x 1.98m)

UPVC double glazed frosted window, a modern, three piece bathroom suite comprising of: a low level, dual flush WC, vanity wash basin with mixer tap, panel bath with overhead shower, full tiled elevations, ceiling light fitting, gas central heating towel rail, vinyl flooring.

External

Front

Driveway for up to three vehicles, single garage with electric roller door, EV charging point.

Garage

Single, attached garage with electric roller door.

Rear

Generously sized and private garden with flagged paving and Astroturf, scenic views.

Agents Notes

Tenure: Freehold

Council Tax Band: B - Blackburn with Darwen

Property Type: Semi- detached home

Property Construction: Brick with tiled roof

Water Supply: Mains, no water meter

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating, combi boiler installed this year with a 12 year warranty

Broadband: Virgin - Ultrafast

Mobile Signal: 5G

Parking: Driveway for two - three cars, single garage

Building Safety: No issues

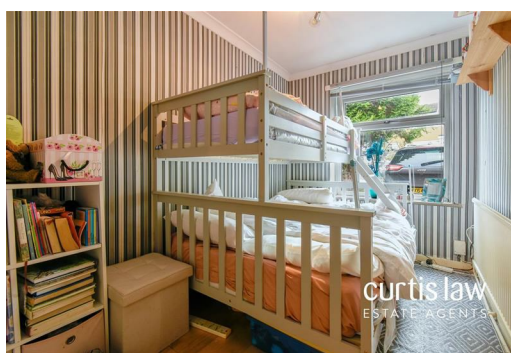
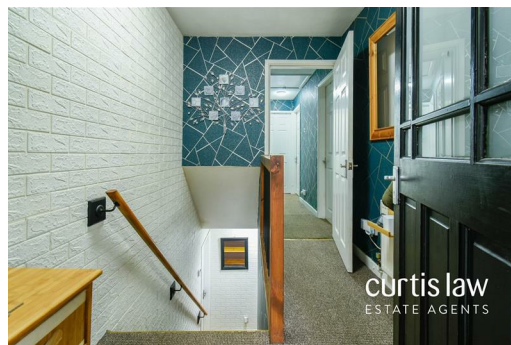
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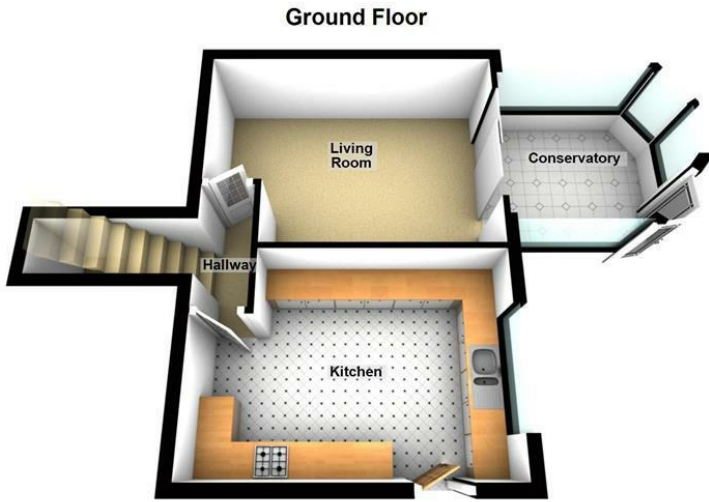
Flood & Erosion Risks: No

Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: None

Coalfield & Mining Area: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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		