



## 26 Belvedere Road, Blackburn

£360,000 Leasehold

WELCOME TO THIS CHARMING SEMI DETACHED PROPERTY Nestled within a quiet cul-de-sac, offering a blend of spaciousness and modern comforts. With four double bedrooms, this home is designed to accommodate a growing family or provide ample space for guests.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



*WELCOME TO THIS CHARMING SEMI DETACHED PROPERTY* Nestled within a quiet cul-de-sac, offering a blend of spaciousness and modern comforts. With four double bedrooms, this home is designed to accommodate a growing family or provide ample space for guests.

Upon entering, you are greeted by a warm and inviting ambiance that flows seamlessly throughout the home. The ground floor boasts two generously sized bedrooms, each catering to different needs. The first bedroom features fitted wardrobes, providing abundant storage space, while the second bedroom offers the luxury of an en suite bathroom, ensuring privacy and convenience. The heart of the home lies in the expansive kitchen diner snug. The well-appointed kitchen is equipped with integral appliances, making meal preparation a breeze, while the adjoining dining area and snug create the perfect setting for intimate gatherings or cozy family nights in. Large windows overlook the rear garden, flooding the space with natural light and offering picturesque views of the outdoors.

Ascending to the first floor, you'll discover two additional double bedrooms, both exuding comfort and style. The master bedroom boasts an en suite bathroom for added convenience, while both bedrooms feature walk-in wardrobes, providing ample storage for clothing and personal belongings. A family bathroom completes the first-floor layout.

Outside, the property continues to impress with its generous outdoor space. A sizable garden awaits, providing plenty of room for outdoor activities and al fresco dining. A designated bar area adds a touch of sophistication, perfect for entertaining guests or enjoying a refreshing beverage on a warm summer evening. Additionally, driveway parking ensures convenience for residents and visitors alike.

In summary, this semi-detached property offers a lifestyle of comfort, convenience, and contemporary living. With its thoughtfully designed interiors, spacious layout, and idyllic outdoor space, it presents an exceptional opportunity to create lasting memories and enjoy the best that modern living has to offer.



stones young

## **Hallway**

Tiled flooring with under floor heating, composite front door, ceiling spot lights, cupboard housing meter, stairs to first floor.

## **Kitchen/ Diner/ Snug**

16' 11" x 17' 11" (5.16m x 5.46m)

Tiled flooring with under floor heating, fitted wall and base units with contrasting work surfaces, integral dish washer, fridge and freezer Neff micro combi, Neff oven, induction hob and extractor fan, slide and glide cupboard, plate warmer, sink and drainer, ceiling spot lights, space for dining table x4 double glazed uPVC windows and French door leading to the rear garden.

## **Utility Room**

5' 6" x 4' 2" (1.68m x 1.27m)

Tiled flooring, plumbed for washing machine, space for tumble dryer, ceiling spot lights.

## **Bedroom Three**

11' 4" x 14' 8" (3.45m x 4.47m)

Double bedroom with carpet flooring, ceiling spot lights, double glazed uPVC window, panel radiator.

## **En-Suite**

5' 2" x 7' 5" (1.57m x 2.26m)

Tiled flooring, three piece in white with mains fed shower enclosure, tiled floor to ceiling, ceiling spot lights, towel radiator, double glazed uPVC window.

## **Bedroom Four**

10' 10" x 14' 2" (3.30m x 4.32m)

Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

## **Landing**

### **Bedroom One**

10' 10" x 17' 3" (3.30m x 5.26m)

Double bedroom with carpet flooring, walk in wardrobe, Velux windows, panel radiator.

### **En-Suite**

6' 8" x 8' 11" (2.03m x 2.72m)

Tiled flooring, three piece in white with mains fed shower enclosure, tiled splash backs, Velux windows, towel radiator.

### **Bedroom Two**

16' 5" x 10' 4" (5.00m x 3.15m)

Double bedroom with carpet flooring, mezzanine floor, walk in wardrobe, Velux windows x2, panel radiator.

### **Bathroom**

11' 2" x 6' 3" (3.40m x 1.91m)

Tiled flooring, four piece in white with freestanding bath and rainfall shower, vanity drawer, Velux window, panel radiator.





Approximate total area<sup>(1)</sup>  
1463.98 ft<sup>2</sup>

Reduced headroom  
97.05 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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