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HERE TO GET *you* THERE

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# MILLWOOD MEWS, GREENHILLS

*OFFERS OVER -OFFERS OVER £365,000*



Welcome to number 4 Millwood Mews, a wonderful and flexible family home tucked away at the top of a wide and quiet paved cul-de-sac on the award-winning Greenhills development in Feniscowles. The property features practical and stylish upgrades to standard, which will make it attractive to a wide range of owners.

You are welcomed into a wide entrance hall, with adjacent utility / WC, and access to a large open plan dining kitchen and 'snug' suitable for entertaining and family life. The large and vaulted main lounge at the rear of the house provides further access to the garden and patio area through bi-folding doors. On the first floor there are four good sized bedrooms including master-suite with en-suite & walk-in shower, front bedroom with built in wardrobes, and two ample single / small double bedrooms adjacent to the family bathroom. Outside there is the bonus of a versatile 'garden room' / potential annex formed from the conversion in 2020 of the original garage to create a practical two room space with its own bathroom, kitchenette and massive loft-storage space. Equipped with separate power supply, multiple power sockets, TV point and highly insulated & double glazed, this space would lend itself to many uses, such as occasional guest accommodation, home office, home gym, aerobics studio or whatever your needs for extra special space might be. The house stands on an unusually wide plot, with orchard, front and rear gardens and shed / storage area to the rear.

Greenhills is a wonderful place to live, and Millwood Mews is home to a range of professional people and young families, with a warm and welcoming atmosphere and peaceful outlook over Blackburn under the shelter of Cockridge Wood. The estate features distinctive and characterful house designs, making it appeal to those with a sense of style and quality, and there is ready access both to green space and local amenities.

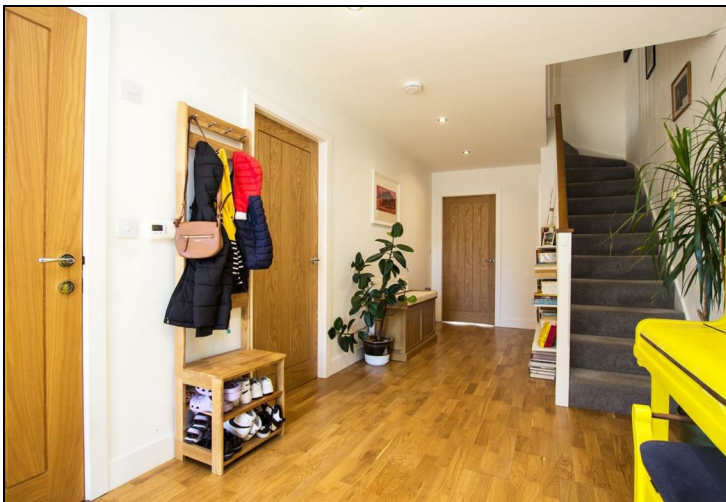
The house feels private and secluded due to its exceptional position, although there are good schools (primary and secondary), shops and artisan retailers within walking distance. An ideal base for commuting locally, or longer distances via the M65 motorway, we invite you to come and imagine your future under the warm and welcoming roof of this wonderful family home.

**OUR THOUGHTS** - *'Flexible accommodation in one of Blackburn's premium locations'*



## KEY FEATURES

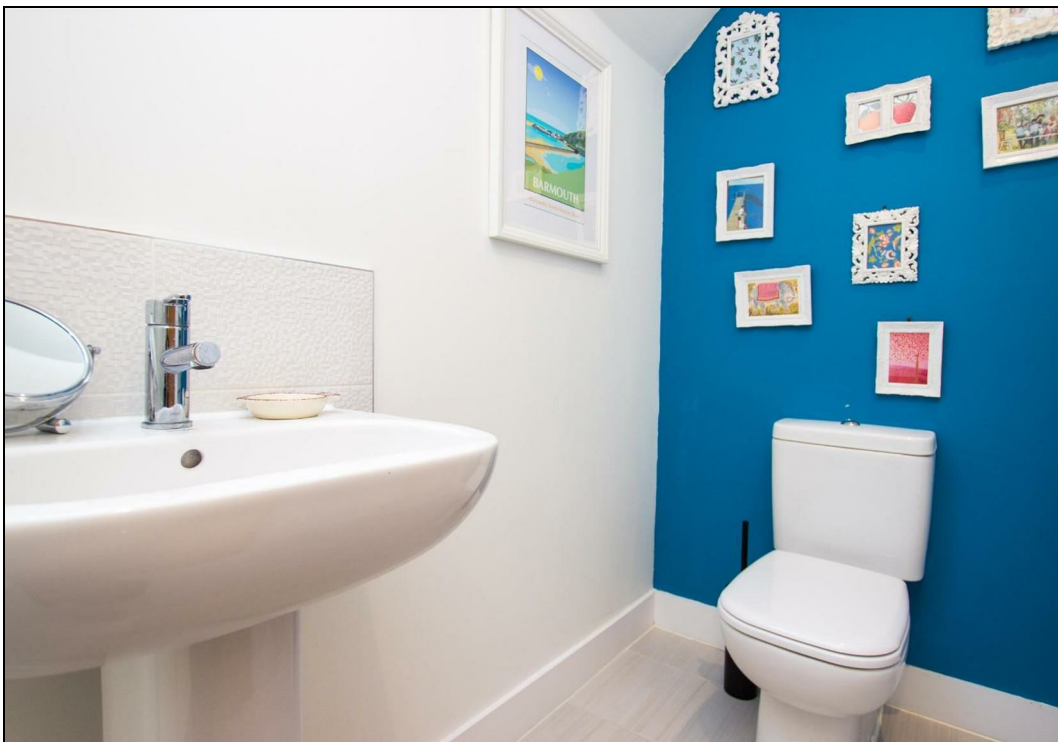
- Modern Detached Home
- Quiet Paved Cul-De-Sac Location
- Four Good Sized Bedrooms
- Garden Room / Potential Annex
- Sociable Open Plan Kitchen / Dining
- Cosy Lounge With Bi-Fold Doors
- Wide Corner Plot With Fruit Trees
- Excellent Option For Growing Families
- Still Under NHBC Warranty

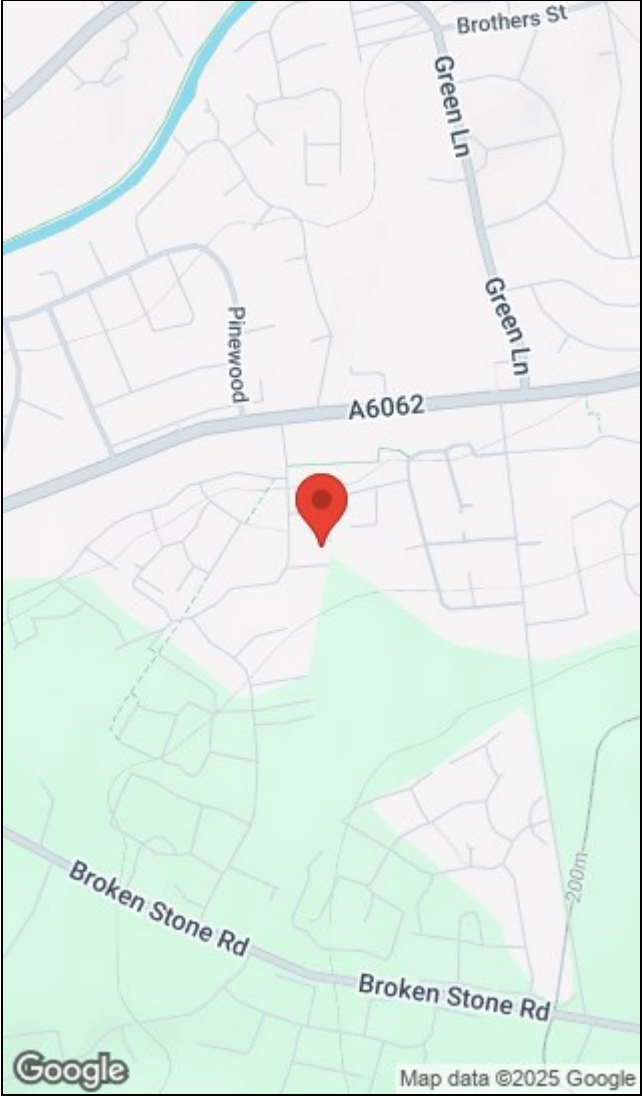
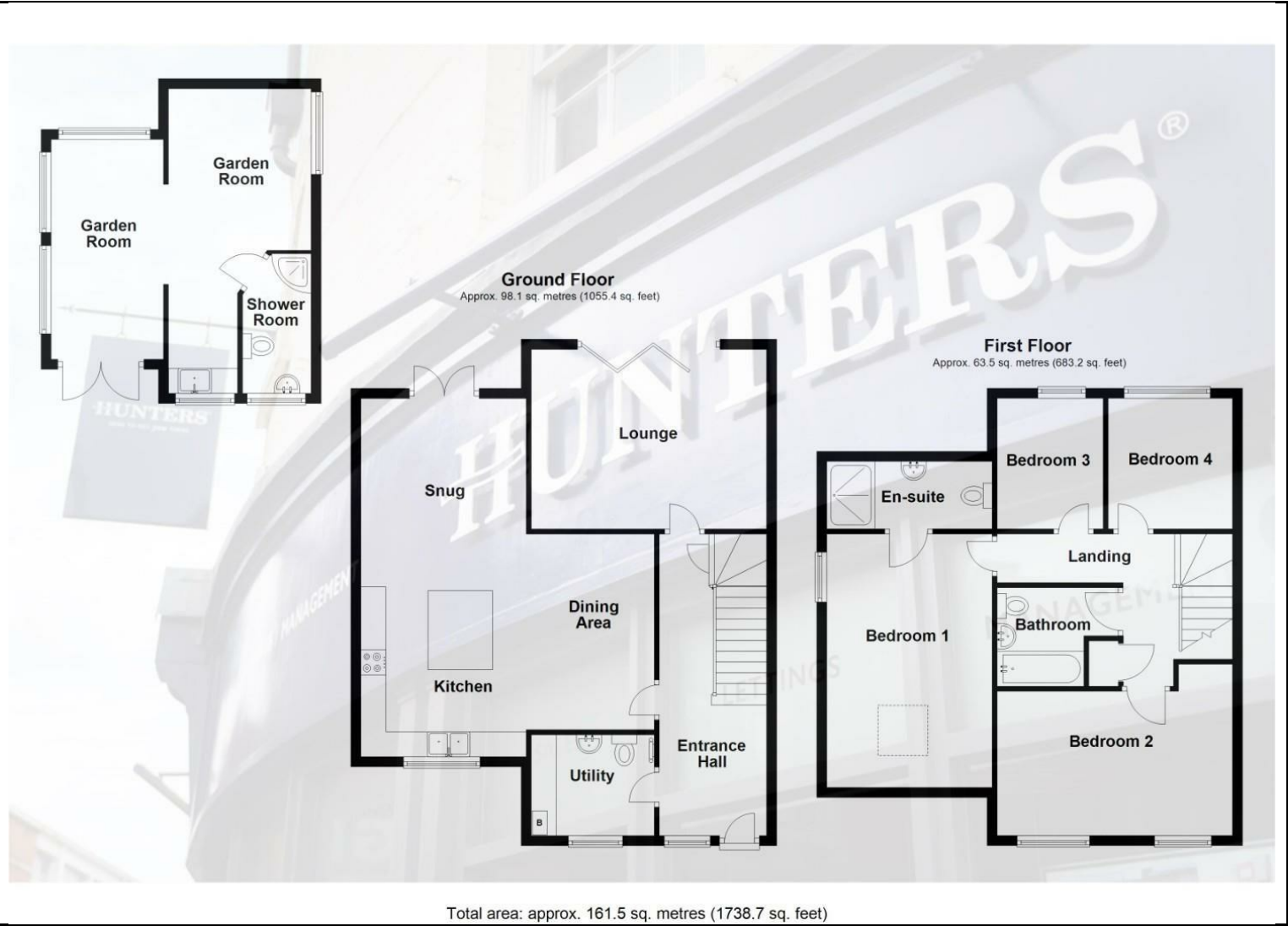












Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>92</b>	(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>84</b>	(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

207-209 Duckworth Street, Darwen, Lancashire, BB3 1AU | 01254 706471  
darwen@hunters.com | www.hunters.com



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