



SIMPLE LIFE



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## Brookfield Vale, Blackburn, BB2

£1,075 PCM

Simple Life Homes are thrilled to be delivering a spectacular collection of two, three and four bedroom homes at Brookfield Vale. Located in Blackburn, Brookfield Vale is situated on top of the largest hills in the area, offering desirable views of the Pennines and a good mix of urban & rural living.

The Ellesmere is a stunning home built with your needs in mind. Downstairs, there is a generous living room, hallway and WC. The rear of the property has a magnificent living/kitchen area with a range of contemporary fitted units with integrated appliances. The room has French windows opening onto and overlooking the rear garden as well as a series of skylights which flood the room with light – an ideal space for both family time and entertaining.

Upstairs there is a spacious family bathroom complete with a bath and shower, a master bedroom with fitted, mirrored wardrobes and two further well-proportioned bedrooms. At the top of the stairs you will also find a handy store cupboard.

This development is just one mile away from the town centre, providing plenty of options for shopping and leisure. For those who love to shop, 'The Mall' in Blackburn town centre has numerous high street shops and restaurants. Other local facilities include Tesco Superstore, Lidl, Tenpin Bowling, Planet Ice Arena and Blackburn Rovers.

Brookfield Vale is located close to the M65 and M61, making it easy to travel to places such as Accrington, Manchester, Liverpool and Chester. Alternatively, Blackburn train station is one mile away, providing convenient travel to everyone.

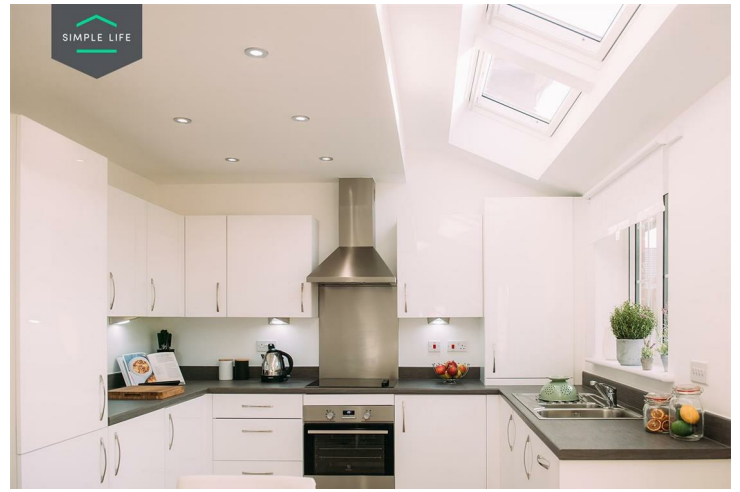
Educational needs are well catered for as the development is within a few miles from Outstanding and Good Ofsted rated schools, including Blackburn the Redeemer CofE Primary, Audley Junior School and Newfield School.

To access the development, please use postcode BB2 3TZ.

Deposit £1240  
Unfurnished  
Council Tax B  
Available 1st August 2025







## Key Features

- Car Parking Space
- Dishwasher
- Washing machine
- Carpets up the stairs and in the bedrooms
- Private back garden
- Security Alarm
- Fridge-freezer
- Modern kitchen worktops and units
- Wood-effect flooring in the kitchen

## Location

