



4 Glenbrook Close

Blackburn

Offers in the Region of: £229,950



**Pendle Hill
Properties**



4 Glenbrook Close, Blackburn
£229,950 Offers in the
Region of

A three-bedroom detached property close to major transport links briefly comprises a kitchen, dining room, lounge, study, three bedrooms, bathroom, rear garden, driveway, and garage.



LOUNGE

A spacious open plan lounge diner boasting an attractive central feature log burning fireplace with wooden mantel briefly comprises carpeted flooring, radiator, ceiling light points, double-glazed window to the front, and upvc patio doors to the rear.

KITCHEN

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises a four-ring induction hob, oven, and grill, stainless steel sink with mixer tap, space for a dishwasher, and microwave, tiled splashback, vinyl flooring, ceiling light point, double-glazed window, and a upvc door to the garage.

DINING ROOM

Another spacious reception room briefly comprising carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

STUDY

Located to the rear of the property the study briefly comprises a carpeted flooring, radiator, ceiling light point, and a large, double-glazed window.

BEDROOM ONE

A spacious double bedroom located on the first floor with a double-glazed window overlooking the rear of the property briefly comprises integrated storage, carpeted flooring, radiator, and ceiling light point.

BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the rear briefly comprises integrated storage, carpeted flooring, radiator, and ceiling light point.

BATHROOM

A family bathroom briefly comprising a bath with overhead rainfall shower attachment, low-level wc, storage basin sink, towel warmer, half-tiled walls, vinyl flooring, ceiling spotlights, and a frosted window.

BEDROOM THREE

The third bedroom currently utilised as an office briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the side.

EXTERNAL

The front of the property boasts a lawn-filled garden, driveway, and access to the garage.

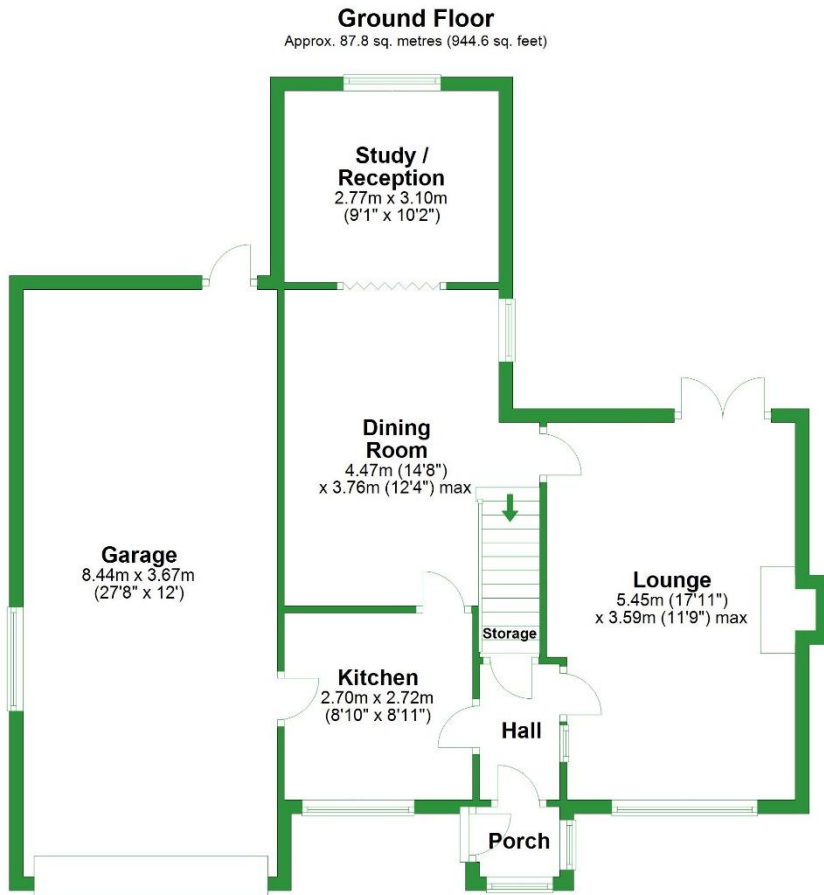
To the rear is a large, enclosed lawn-filled garden boasting a gravel patio and mature shrub borders.

ADDITIONAL INFORMATION

Tenure = Freehold

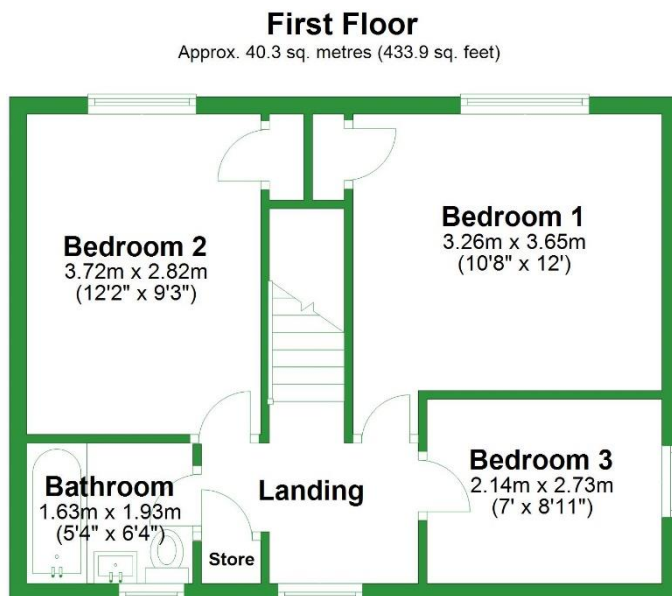
Council Tax Band = D





Total area: approx. 128.1 sq. metres (1378.5 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



Pendle Hill Properties

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