



Total area: approx. 162.1 sq. metres (1745.2 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
84	92

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bluebell Way, Blackburn, BB2 5FZ

Offers Over £399,950

AN IMMACULATE DETACHED FAMILY HOME

Offering an abundance of indoor and outdoor space, four double bedrooms, three bathrooms and having been finished to the highest standard throughout, this beautifully presented four bedroom detached property is being proudly welcomed to the market on the exclusive Story Homes estate within the most desirable location of Blackburn. With no details missed, ample off road parking, integral garage and modern fixtures and fittings, this exceptional property is the perfect home for any family looking for a luxurious and spacious home they can move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Darwen, Chorley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, contemporary fitted kitchen/dining area, WC and staircase to the first floor. The kitchen/dining area boasts contemporary wall and base units, high quality integrated appliances and leads on to the utility room. The utility room guides you through to a garage and out to the rear. The first floor comprises of doors on to four double bedrooms and a four piece family bathroom. The main and second bedroom both benefit from an en suite shower room. Externally, there is a landscaped enclosed garden to the rear with laid to lawn, paving, canopy and bedding areas. To the front, there is a laid to lawn garden with raised bedding areas, ample off road parking and an EV charging point.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

Bluebell Way, Blackburn, BB2 5FZ

Offers Over £399,950



- Impressive Detached Property
- Modern Fixtures and Fittings
- Integral Garage and Double Driveway
- EPC Rating B
- Four Double Bedrooms
- Stylish Decoration
- Tenure Freehold
- Three Bathrooms
- Beautifully Presented Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Hall

10'2 x 9'9 (3.10m x 2.97m)

Composite double glazed frosted front door, central heating radiator, smoke detector, marble effect tiled flooring, oak doors leading to two reception rooms, kitchen/dining area, WC and stairs to first floor.

WC

5'10 x 2'11 (1.78m x 0.89m)

Central heating radiator, wall mounted wash basin with mixer tap, dual flush, tiled elevations, extractor fan and marble effect tiled flooring.

Reception Room One

12'6 x 10'8 (3.81m x 3.25m)

UPVC double glazed lead window, central heating radiator and television point.

Reception Room Two

17'2 x 12'6 (5.23m x 3.81m)

Central heating radiator, television point and UPVC double glazed patio doors to rear.

Kitchen/Dining Area

16'3 x 11'4 (4.95m x 3.45m)

UPVC double glazed lead window, central heating radiator, range of panelled wall and base units, granite worktops and splashbacks, stainless steel Franke one and a half bowl sink with high spout mixer tap, integrated electric double AEG oven with five ring gas hob and extractor hood, integrated AEG microwave, fridge freezer, wine cooler and dishwasher, under unit lighting, integrated dining table, spotlights, extractor fan, smoke detector, television point, marble effect tiled flooring and oak sliding door to utility.

Utility

7'1 x 5'8 (2.16m x 1.73m)

UPVC double glazed lead window, central heating radiator, range of panelled wall and base units, granite worktops and splashbacks, stainless steel Franke sink with mixer tap, spotlights, extractor fan, marble effect tiled flooring, oak door to garage and composite double glazed frosted lead door to rear.

Garage

16'9 x 8'8 (5.11m x 2.64m)

Plumbing for washing machine and dryer, power, lighting, Vaillant boiler and up and over garage door.

First Floor

Landing

14'2 x 10 (4.32m x 3.05m)

UPVC double glazed frosted window, central heating radiator, smoke detector, loft access, storage cupboard, oak doors leading to four bedrooms and bathroom.

Bedroom One

17'9 x 12'7 (5.41m x 3.84m)

UPVC double glazed lead window, central heating radiator, television point and oak door to en suite.

En Suite

11'9 x 7'1 (3.58m x 2.16m)

UPVC double glazed frosted lead window, central heated towel rail, double direct feed rainfall shower enclosed with rinse head, vanity top wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

11'7 x 10'3 (3.53m x 3.12m)

UPVC double glazed lead window, central heating radiator, television point and oak door to en suite.

En Suite

10'1 x 4'3 (3.07m x 1.30m)

UPVC double glazed frosted lead window, central heated radiator, dual flush WC, vanity top wall mounted wash basin with mixer tap, double direct feed rainfall shower enclosed with rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Three

12'5 x 11'7 (3.78m x 3.53m)

UPVC double glazed lead window, central heating radiator and television point.

Bedroom Four

14'3 x 8'9 (4.34m x 2.67m)

UPVC double glazed lead window and central heating radiator.

Bathroom

11'7 x 6'10 (3.53m x 2.08m)

UPVC double glazed frosted lead window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed rainfall shower with rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

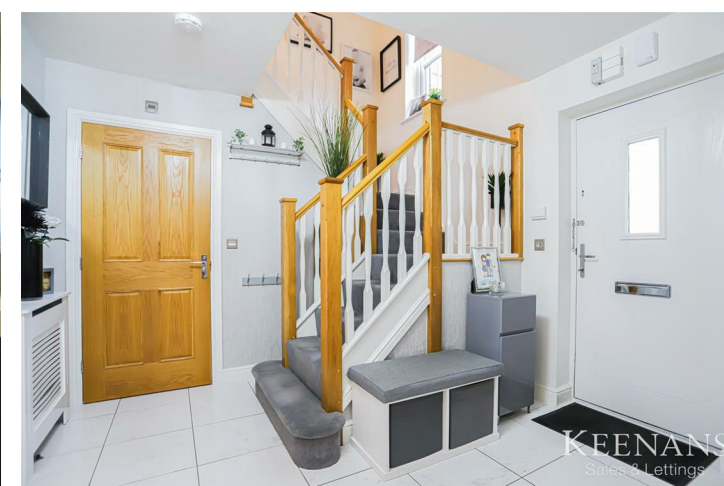
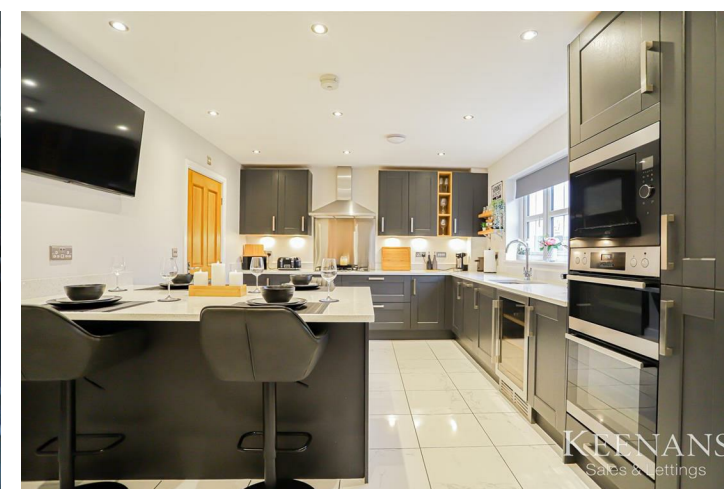
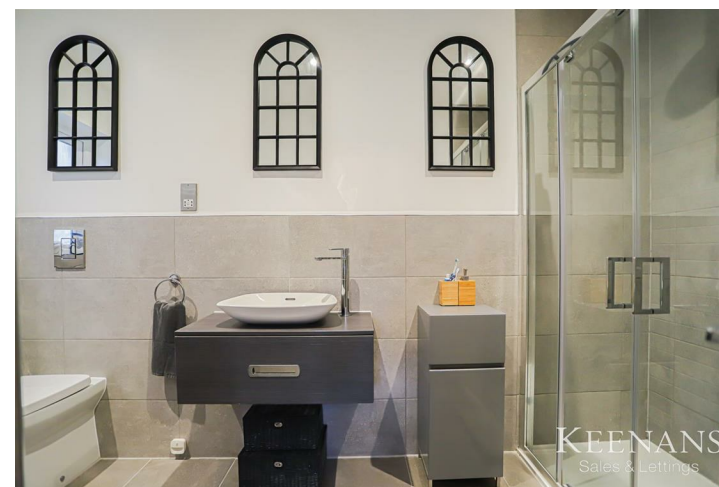
Exterior

Rear

Enclosed laid to lawn garden, paving, canopy and bedding areas.

Front

Laid to lawn garden, raised bedding areas and ample off road parking.



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