



Total area: approx. 135.2 sq. metres (1455.2 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(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.

## East Lancs Road, Brownhill, BB1 9QZ

### Offers Over £300,000

#### AN ENVIABLE FAMILY HOME

Having been presented and updated to the highest standard throughout with an abundance of indoor space and stylish decoration, this enviable four bedroom detached property is being proudly welcomed to the market in the sought after location of Brownhill within Blackburn. With off road parking, four generously sized bedrooms and two living spaces, this outstanding property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe and major motorway links. The property has been a credit to the current owners who have created a luxurious and spacious family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen diner, bedroom, WC and staircase to the first floor. The reception room leads through to a second living space which is currently being used as a fifth bedroom. The first floor comprises of three generously sized bedrooms and family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed laid to lawn garden to the rear with decking and paved areas. To the front there is a laid to lawn garden with paving and mature shrubs, as well as off road parking.

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



# East Lancs Road, Brownhill, BB1 9QZ

## Offers Over £300,000



- Impressive Detached Property
- Two Reception Rooms
- Off Road Parking
- EPC Rating: D
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Fitted Dining Kitchen
- Front & Rear Gardens
- Council Tax Band E

### Ground Floor

#### Entrance Hallway

20'7 x 8'1 (6.27m x 2.46m)

Composite entrance door, UPVC double glazed window, central heating radiator, storage cupboard, stairs to the first floor, understairs storage and doors to WC, reception room one, kitchen and bedroom two.

#### Reception Room One

23'1 x 13'11 (7.04m x 4.24m)

Two UPVC double glazed windows, two central heating radiators, electric fire, television point, coving and door to reception room two.

#### Reception Room Two

17'5 x 9'8 (5.31m x 2.95m)

UPVC double glazed window, central heating radiator, coving and UPVC double glazed French doors to the rear.

#### Kitchen

18' x 9'10 (5.49m x 3.00m)

Two UPVC double glazed windows, two central heating radiators, range of high gloss wall and base units with wood effect surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, range cooker with five ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer and dryer, spotlights, tile effect flooring and UPVC double glazed door to the rear.

#### Bedroom Two

12'9 x 8'10 (3.89m x 2.69m)

UPVC double glazed window, central heating radiator, coving and spotlights.

#### WC

7'2 x 3'10 (2.18m x 1.17m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, tiled elevations, coving and tiled flooring.

### First Floor

#### Landing

13'3 x 11'2 (4.04m x 3.40m)

Two UPVC double glazed window, loft access, smoke alarm and doors to three bedrooms and bathroom.

#### Bedroom One

14'3 x 10'8 (4.34m x 3.25m)

UPVC double glazed window, central heating radiator, fitted storage, coving and door to the en suite.

#### En Suite

10'8 x 4'3 (3.25m x 1.30m)

UPVC double glazed window, direct feed shower unit, dual flush WC, vanity top wash basin, tiled elevations, PVC panelled ceiling and tiled flooring.

### Bedroom Three

9'11 x 8'10 (3.02m x 2.69m)

UPVC double glazed window, central heating radiator, spotlights and wood effect flooring.

### Bedroom Four

8'10 x 8'9 (2.69m x 2.67m)

UPVC double glazed window, central heating radiator, spotlights and wood effect flooring.

### Bathroom

8' x 5'5 (2.44m x 1.65m)

UPVC double glazed frosted window, heated towel rail, pedestal wash basin, panelled bath with direct feed shower overhead, dual flush WC, tiled elevations, PVC panelled ceiling and tiled flooring.

### External

#### Front

Laid to lawn garden with paving and driveway providing off road parking.

#### Rear

Laid to lawn garden with paving and decked area.

