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Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	93
(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.

## Stockwood Close, Blackburn, BB2 7QW

### £385,000

AN OUTSTANDING FAMILY HOME

Offering an abundance of indoor and outdoor space, neutral decoration and having been presented and updated to the highest standard throughout, this exceptional four bedroom detached property is being proudly welcomed to the market in the sought after location of Blackburn on a popular estate. With four generously sized bedrooms, ample off road parking, garage and not being overlooked, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Darwen and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, WC and contemporary fitted kitchen. The kitchen and reception room both lead through to a fantastic conservatory. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is an enclosed wraparound garden to the rear with laid to lawn, paving, bedding and stone chip areas, as well as access on to a garage. To the front, there is a laid to lawn garden with paving and ample off road parking with access on to the garage.

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



# Stockwood Close, Blackburn, BB2 7QW

£385,000



- Impressive Detached Property
- Abundance of Indoor Space
- Extensive Driveway for Multiple Vehicles
- EPC Rating B
- Four Bedrooms
- Contemporary Fitted Kitchen
- Tenure Freehold
- Two Bathrooms
- Beautifully Presented Gardens to Front and Rear
- Council Tax Band E

## Ground Floor

### Entrance Porch

9'9 x 2'1 (2.97m x 0.64m)

UPVC double glazed leaded front door, UPVC double glazed leaded window, feature wall light, tiled flooring and composite door to the hallway.

### Hallway

12'8 x 11'7 (3.86m x 3.53m)

UPVC double glazed frosted window, central heating radiator, dado rail, smoke alarm, under stairs storage cupboard, wood effect laminate flooring, doors to reception room, dining room, kitchen, WC and staircase to the first floor.

### WC

8'3 x 4'4 (2.51m x 1.32m)

Hardwood single glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap and wood effect laminate flooring.

### Reception Room

23'7 x 11'5 (7.19m x 3.48m)

UPVC double glazed leaded box window, central heating radiator, spotlights, gas fire with limestone hearth and surround, television point and hardwood double glazed sliding doors to the conservatory.

### Conservatory

19'1 x 8 (5.82m x 2.44m)

UPVC double glazed window, polycarbonate roof, feature wall light, tiled effect vinyl flooring, UPVC double glazed patio doors to the rear and hardwood single glazed door to the kitchen.

### Kitchen

14'9 x 10'4 (4.50m x 3.15m)

UPVC double glazed leaded window, under unit heater, a range of cream glossed wall and base units, granite effect surface, stainless steel one and a half sink and drainer with high spout mixer tap, integrated Zanussi electric oven with a four ring Zanussi electric hob and extractor hood, integrated AEG combi microwave oven, integrated dishwasher, plumbing for washing machine, space for fridge freezer, spotlights and tiled flooring.

### Dining Room

13'10 x 10'6 (4.22m x 3.20m)

UPVC double glazed leaded window and central heating radiator.

## First Floor

### Landing

8'6 x 5'9 (2.59m x 1.75m)

Ladder access to loft with lighting, smoke alarm, dado rail, doors to four bedrooms, bathroom and integrated storage cupboard with cistern boiler.

### Bedroom One

19'7 x 10'5 (5.97m x 3.18m)

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

### En Suite

8 x 6'11 (2.44m x 2.11m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flushed WC, pedestal wash basin with mixer tap, double direct feed shower enclosure, tiled elevations, spotlights, extractor fan and tiled flooring.

### Bedroom Two

11'8 x 9'1 (3.56m x 2.77m)

UPVC double glazed leaded window, central heating radiator and fitted wardrobes.

### Bedroom Three

12'1 x 11'8 (3.68m x 3.56m)

UPVC double glazed leaded box window and central heating radiator.

### Bedroom Four

9 x 8'3 (2.74m x 2.51m)

UPVC double glazed leaded box window, central heating radiator and over stairs storage cupboard.

### Bathroom

8'2 x 6'1 (2.49m x 1.85m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flushed WC, pedestal wash basin with mixer tap, P shaped panelled bath with mixer tap, rinse head and electric feed shower, tiled elevations, extractor fan and tiled flooring.

### External

#### Rear

Enclosed wraparound garden with laid to lawn, stone chip, paving, bedding, greenhouse, shed and access to the garage.

#### Front

Laid to lawn garden with bedding, paving, off road parking for multiple vehicles and access to the garage.

### Garage

22 x 8'8 (6.71m x 2.64m)

Power, lighting, Worcester boiler, electric meter and up and over garage door.



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