

Total area: approx. 115.7 sq. metres (1245.6 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			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

## Carrs Wood, Blackburn, BB2 6QL

### £360,000

AN IMPRESSIVE DETACHED FAMILY HOME

Offering an abundance of indoor and outdoor space, detached double garage and having been presented and maintained to the highest standard throughout, this outstanding three double bedroom detached property is being proudly welcomed to the market in the most desirable location of Blackburn on a quiet cul de sac. With stunning wraparound gardens, two bathrooms and modern fixtures and fittings, 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, Chorley and Darwen. The property has been a credit to the current owners who have created a spacious and welcoming home for any growing family.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, WC and staircase to the first floor. The reception room and kitchen both lead through to a dining room. The first floor comprises of doors on to three double bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room and walk-in wardrobe. Externally, there is a beautifully landscaped wraparound garden with laid to lawn, paving, bedding and decking areas, as well as storage sheds and access on to a detached double garage. To the front, there is a laid to lawn garden with paved areas, double driveway and access on to the garage.

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

# Carrs Wood, Blackburn, BB2 6QL

£360,000



- Impressive Detached Property
- Modern Fitted Kitchen
- Extensive Driveway and Detached Double Garage
- EPC Rating D

- Three Bedrooms
- Spacious Interiors
- Tenure Freehold

- Two Bathrooms
- Wraparound Landscaped Gardens
- Council Tax Band E

## Ground Floor

### Entrance Hall

11'2 x 9'5 (3.40m x 2.87m)

UPVC double glazed front door, central heating radiator, coving, smoke detector, doors leading to WC, reception room one and stairs to first floor.

### WC

5'4 x 4'1 (1.63m x 1.24m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, corner wall mounted wash basin with mixer tap and tiled flooring.

### Reception Room

16'4 x 12'11 (4.98m x 3.94m )

Three UPVC double glazed windows, central heating radiator, two feature wall lights, coving, television point and hardwood single glazed frosted sliding doors to dining room.

### Dining Room

12'9 x 10'10 (3.89m x 3.30m)

Central heating radiator, coving, open to kitchen and UPVC double glazed bi-folding doors to rear.

### Kitchen

12'10 x 10'10 (3.91m x 3.30m)

UPVC double glazed window, central heating radiator, range of wall and base units, granite effect surfaces and splashbacks, composite one and a half bowl sink and drainer with mixer tap, integrated electric Neff oven with four ring Neff electric hob and extractor hood, integrated Neff microwave, integrated fridge freezer and dishwasher, utility space with plumbing for washing machine, Vaillant boiler, lino flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

14'10 x 10'4 (4.52m x 3.15m )

UPVC double glazed window, central heating radiator, coving, loft access, doors leading to three bedrooms and bathroom.

### Bedroom One

12'10 x 10'11 (3.91m x 3.33m )

UPVC double glazed window, central heating radiator, coving, television point, open to walk-in wardrobe and door to en suite.

### En Suite

5 x 4'11 (1.52m x 1.50m)

UPVC double glazed window, central heated towel rail, wall mounted wash basin with mixer tap, corner direct feed shower enclosed, dual flush WC, tiled elevations, spotlights, extractor fan, feature wall light and tiled flooring.

### Walk-in Wardrobe

5 x 4'3 (1.52m x 1.30m )

Integrated shelving, open wardrobes and tiled flooring.

### Bedroom Two

12'10 x 10'10 (3.91m x 3.30m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

### Bedroom Three

12'10 x 10'10 (3.91m x 3.30m)

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

### Bathroom

9'7 x 5'2 (2.92m x 1.57m )

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and rinse head, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, integrated low cupboard and tiled flooring.

### Exterior

#### Rear

Wraparound garden with laid to lawn, paving, bedding, decking areas, storage sheds and access to detached double garage.

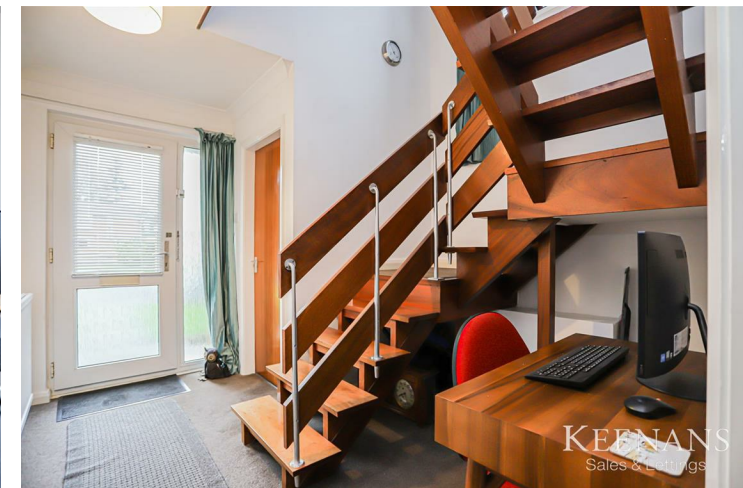
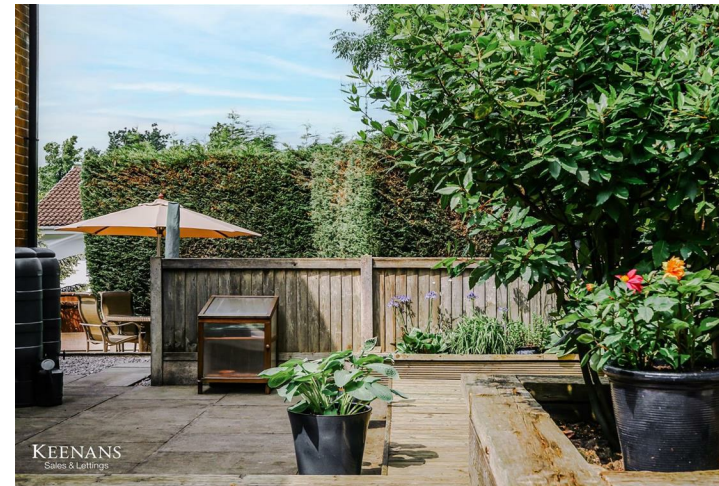
#### Front

Laid to lawn garden with paved areas, double driveway and access to detached double garage.

### Garage

18'2 x 16'3 (5.54m x 4.95m )

Hardwood single glazed window, power, lighting, storage and up and over electric garage door.



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