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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			
(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.

## Hawkshaw Bank Road, Blackburn, BB1 8JS

### £325,000

AN ENVIABLE FOUR BEDROOM DETACHED FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and stunning gardens to both the front and the rear, this beautiful four bedroom detached property is being proudly welcomed to the market in the highly regarded location of Blackburn on a sought after estate. With stunning views overlooking Mellor, spacious rooms and two bathrooms, this property is the perfect family home not to be missed! Situated conveniently close to bus routes, good 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 two spacious reception rooms, kitchen diner, WC and staircase to the first floor. The first floor comprises of doors on to four generously sized bedrooms and a modern three piece bathroom suite. The main bedroom benefits from an en suite shower room. Externally, there is a tiered garden to the rear with laid to lawn and patio areas. To the front there is a laid to lawn garden with patio and off road parking to the front with access on to a garage.

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

# Hawkshaw Bank Road, Blackburn, BB1 8JS

£325,000



- Well Presented Detached Property
- Two Spacious Reception Rooms
- Off Road Parking
- EPC Rating TBC
- Four Bedrooms
- Three Piece En Suite To Bedroom One
- Council Tax Band E
- Contemporary Fitted Kitchen
- Enclosed Tiered Rear Garden
- Tenure Freehold

## Ground Floor

### Entrance

UPVC double glazed frosted front door leading into the hall.

### Hall

16'06 x 9 (5.03m x 2.74m)

Central heating radiator, coving to the ceiling, doors leading to two reception rooms, the kitchen/diner, WC, downstairs storage and stairs leading up to the first floor.

### WC

6'11 x 4'01 (2.11m x 1.24m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, pedestal wash basin with mixer tap, wood effect flooring.

### Reception Room One

14'09 x 11'09 (4.50m x 3.58m)

UPVC double glazed window, upright central heating radiator, spotlights, television point, electric modern fire.

### Kitchen/Dining Room

13'05 x 11'09 (4.09m x 3.58m)

UPVC double glazed window, central heating radiator, range of cream wall and base units with granite effect surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven with a five ring gas hob and extractor hood, space for a fridge freezer, plumbing for dishwasher, plumbing for a washing machine, integrated boiler, coving to the ceiling, tiled effect flooring, UPVC double glazed frosted door leading out to the side of the property.

### Reception Room Two

10'10 x 9 (3.30m x 2.74m)

Central heating radiator, coving to the ceiling, dado rail, television point, UPVC double glazed sliding door leading out to the rear of the property.

## First Floor

### Landing

12'09 x 7'06 (3.89m x 2.29m)

UPVC double glazed frosted window, loft access, smoke alarm, coving to the ceiling, doors leading to four bedrooms, bathroom and linen cupboard.

### Bedroom One

13'04 x 11'06 (4.06m x 3.51m)

UPVC double glazed window, central heating radiator, coving to the ceiling, fitted wardrobes with spotlights, door leading to an en-suite.

### En-Suite

8 x 4'02 (2.44m x 1.27m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, direct feed rainfall shower, full tiled elevations, spotlights, extractor fan, tiled flooring.

### Bedroom Two

11 x 9'02 (3.35m x 2.79m)

UPVC double glazed window, central heating radiator, coving to the ceiling.

### Bedroom Three

11'09 x 7'07 (3.58m x 2.31m)

UPVC double glazed window, central heating radiator, coving to the ceiling.

### Bedroom Four

10'04 x 9'03 (3.15m x 2.82m)

UPVC double glazed window, central heating radiator, coving to the ceiling, dado rail.

### Bathroom

8'03 x 5'10 (2.51m x 1.78m)

UPVC double glazed frosted window, chrome heated towel rail, panelled bath with direct feed shower, dual flush WC, pedestal wash basin with mixer tap, full tiled elevations, lino flooring.

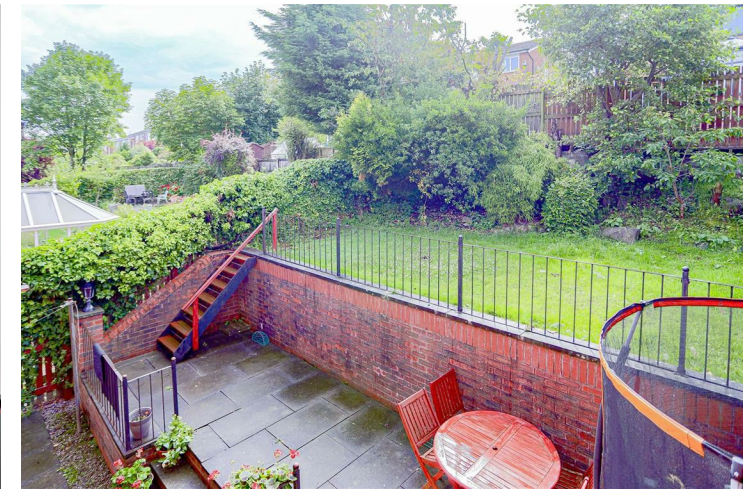
## Externally

### Front

Off road parking with laid to lawn garden, bedding and patio areas.

### Rear

Tiered garden with laid to lawn garden, patio and bedding areas.



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