



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			86
(81-91) B		74	
(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.

Copster Hill Close, Guide, BB1 2JX Offers Over £210,000

AN ENVIABLE THREE BEDROOM LINK DETACHED PROPERTY

Having been presented and maintained beautifully throughout and offering an abundance of indoor and outdoor space, neutral decoration and modern fixtures and fittings, this enviable three bedroom link detached property is being proudly welcomed to the market in the sought after location of Guide on a quiet cul de sac. With two bathrooms, open plan living space and added garage, 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 Blackburn, Oswaldtwistle and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern kitchen, WC and staircase to the first floor. The reception room leads openly on to a dining room which leads openly on to the kitchen. The kitchen guides you through to a garage. The first floor comprises of doors on to three generously sized bedrooms and a three piece family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is an enclosed garden to the rear with stone chip, paving and bedding areas. To the front there is a laid to lawn garden with paving, bedding and off road parking.

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

Copster Hill Close, Guide, BB1 2JX

Offers Over £210,000



- Beautifully Presented Link Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Integral Garage
- EPC Rating C
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

17'4 x 6 (5.28m x 1.83m)

UPVC double glazed frosted front door, central heating radiator, coving to ceiling, smoke detector, wood effect tiled flooring, doors leading to reception room, kitchen, WC and stairs to first floor.

WC

5'8 x 2'7 (1.73m x 0.79m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, PVC to ceiling, spotlights, extractor fan and tiled flooring.

Reception Room

14'8 x 11 (4.47m x 3.35m)

UPVC double glazed box bay window, central heating radiator, coving to ceiling, television point and open to dining room.

Dining Room

9'8 x 8'8 (2.95m x 2.64m)

Upright central heating radiator, coving to ceiling, wood effect laminate flooring, open to kitchen and UPVC double glazed sliding doors to rear.

Kitchen

17'4 x 9'8 (5.28m x 2.95m)

UPVC double glazed window, upright central heating radiator, range of high gloss wall and base units, granite effect worktops and splashbacks, ceramic sink and drainer with high spout spring mixer tap, integrated electric double oven with five ring gas hob and extractor hood, integrated fridge freezer and dishwasher, plumbing for washing machine and dryer, under unit lighting, coving to ceiling, spotlights, wood effect tiled flooring, door to garage and UPVC double glazed frosted door to rear.

First Floor

Landing

11'10 x 6'6 (3.61m x 1.98m)

UPVC double glazed window, central heating radiator, coving to ceiling, loft access, smoke detector, linen cupboard, doors leading to three bedrooms and bathroom.

Bedroom One

11 x 10'3 (3.35m x 3.12m)

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

En Suite

7'6 x 4'7 (2.29m x 1.40m)

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

Bedroom Two

11 x 9'4 (3.35m x 2.84m)

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

Bedroom Three

7'8 x 6'9 (2.34m x 2.06m)

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

Bathroom

7'3 x 5'6 (2.21m x 1.68m)

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

Exterior

Rear

Enclosed garden with laid to lawn, Indian stone paving, decking, stone chippings and conifers.

Front

Laid to lawn garden, bedding areas, mature shrubbery, off road parking and access to integral garage.

Garage

17'2 x 7'10 (5.23m x 2.39m)

Power, lighting and up and over garage door.

