



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			78
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

## Belvedere Road, Blackburn, BB1 9NS

### Offers Over £400,000

AN EXCEPTIONAL FAMILY HOME WITH ADDED ANNEX

Having been updated and transformed to the highest standard throughout with no detail missed, this enviable four bedroom semi detached true bungalow is being proudly welcomed to the market on an impressive plot, within the most desirable location of Blackburn. With a fantastic one bedroom annex, double garage and ample off road parking included, this property is the perfect home for any growing family with older relatives or as the perfect investment opportunity! Offering an abundance of indoor and outdoor space, two bathrooms, and enviable views, 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 Clitheroe, Preston and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, three generously sized bedrooms, modern family bathroom and staircase to the first floor. The dining room leads openly on to a fitted kitchen. The first floor comprises of doors on to a fantastic main bedroom and contemporary shower room. Externally, there is a beautiful garden to the rear with laid to lawn, paving and bedding areas, as well as access on to a double garage and one bedroom annex. The double garage leads through to a utility room. The annex benefits from a living area, contemporary kitchen, shower room and double bedroom. To the front of the property there is a laid to lawn garden with paving, bedding and ample off road parking for multiple vehicles.

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



# Belvedere Road, Blackburn, BB1 9NS

## Offers Over £400,000



- Impressive Semi Detached Bungalow
- Open Plan Kitchen And Dining Area
- Off Road Parking And Double Garage
- EPC Rating: D
- Four Bedrooms
- Separate Self Contained One Bedroom Annex
- Leasehold
- Spacious Reception Room
- Enclosed Rear Gardens With Extensive Views
- Council Tax Band: D

### Ground Floor

#### Entrance Porch

3'9 x 2'9 (1.14m x 0.84m)

UPVC entrance door, tiled elevations, wood effect laminate flooring and hardwood single glazed door to hall.

#### Hall

27'5 x 10'2 (8.36m x 3.10m)

UPVC double glazed frosted window, two central heating radiators, meter cupboard, coving, smoke alarm, wood effect laminate flooring, stairs to first floor, oak doors to reception room, three bedrooms, bathroom and hardwood single glazed double doors to kitchen.

#### Reception Room

14'11 x 11'1 (4.55m x 3.38m)

UPVC double glazed window, central heating radiator, coving, gas fire with limestone hearth and surround, two feature wall lights and TV point.

#### Dining Area

15'5 x 10'5 (4.70m x 3.18m)

Two upright central heating radiators, coving, spotlights, TV point, wood effect laminate flooring and open to kitchen.

#### Kitchen

15'5 x 8'3 (4.70m x 2.51m)

UPVC double glazed window, range of wood effect wall and base units with granite worktops, tiled splashbacks, one and a half bowl composite sink and drainer with high spout mixer tap, integrated electric double oven with five burner gas hob and extractor hood, integrated fridge freezer and dishwasher, integrated boiler cupboard with Baxi boiler, spotlights, PVC to ceiling, under unit lighting, wood effect laminate flooring and UPVC double glazed door to rear.

#### Bedroom Two

13' x 10'2 (3.96m x 3.10m)

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

#### Bedroom Three

11'4 x 10'2 (3.45m x 3.10m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, PVC to ceiling and wood effect laminate flooring.

#### Bedroom Four

11'1 x 7'1 (3.38m x 2.16m)

UPVC double glazed window, central heating radiator, PVC to ceiling, integrated double understairs storage and wood effect laminate flooring.

#### Bathroom

8'6 x 8'3 (2.59m x 2.51m)

Two UPVC double glazed frosted windows, central heated towel rail, panel bath with mixer tap, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower with PVC elevations, tiled elevations, PVC to ceiling, spotlights, extractor fan and tiled flooring.

### First Floor

### Landing

8' x 4'3 (2.44m x 1.30m)

Velux window, smoke alarm, internal and eaves storage, wood effect laminate flooring, doors to bedroom one and shower room.

### Bedroom One

11'11 x 10'3 (3.63m x 3.12m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm and fitted wardrobes.

### Shower Room

8' x 5'4 (2.44m x 1.63m)

Velux window, central heating radiator, direct feed shower enclosed, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, spotlights extractor fan, internal storage and wood effect laminate flooring.

### External

#### Front

Laid to lawn garden, paving, off road parking, access to double garage and annex.

#### Rear

Laid to lawn garden, paving, bedding areas, mature shrubs, and access to double garage and annex.

### Double Garage

25'9 x 17'1 (7.85m x 5.21m)

Power, lighting, door to utility room and electric up and over garage door.

### Utility Room

8'10 x 6'3 (2.69m x 1.91m)

Electric heater, wood effect wall and base units with granite effect worktops, tiled splashbacks, stainless steel sink with draining board, plumbing for washing machine, spotlights, tiled flooring and UPVC double glazed frosted door to rear.

### Annex

#### Hall

2'1 x 3'2 (0.64m x 0.97m)

UPVC double glazed frosted entrance door, electric heater, spotlights, wood effect flooring, doors to reception room, bedroom and shower room.

### Reception Room

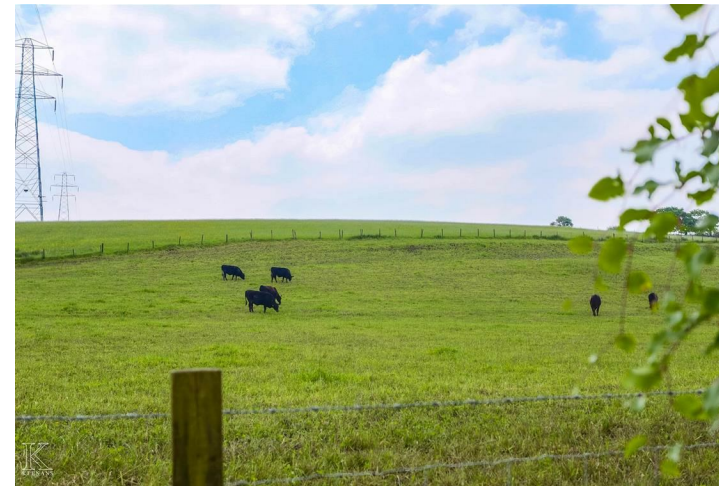
11'11 x 10'11 (3.63m x 3.33m)

UPVC double glazed window, electric heater, spotlights, smoke alarm and TV point.

### Kitchen

8'3 x 8'2 (2.51m x 2.49m)

Two UPVC double glazed windows, white wall and base units with wood effect worktops, tiled splashbacks, stainless steel sink with draining board and mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights and tiled flooring.



Tel: 01254916276

www.keenans-estateagents.co.uk