



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			
(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.

Bishopdale Close, Blackburn, BB2 5EB

Offers Over £290,000

SPACIOUS MODERN FAMILY HOME
 Welcome to Bishopdale Close, Blackburn - a charming location for this delightful house that is sure to capture your heart. This spacious family home has been newly refurbished, just waiting for your final personal touches to make it your own.

One of the standout features of this property is the generously sized driveway, perfect for accommodating multiple cars - a rare find in such a desirable location. Situated on a popular residential estate, you'll find yourself in a friendly neighbourhood with a real sense of community.

Convenience is key with this property, as it offers easy access to motorway links, making commuting a breeze. Whether you're heading to work or exploring the beautiful surroundings, you'll appreciate the seamless connectivity this location provides.

Don't miss out on the opportunity to make this house your home. With its prime location, ample space, and endless potential, Bishopdale Close is ready to welcome you with open arms.

If you would like any further information or have any questions at all please feel free to contact our Accrington branch at your convenience.

Bishopdale Close, Blackburn, BB2 5EB

Offers Over £290,000



- Tenure Leasehold
- Off Road Parking With Block Paved Driveway And Access To A Garage
- Ample Sized Fitted Kitchen
- Easy Access To Local Amenities
- Council Tax Band D
- Spacious Five Bedroom Detached Property With Viewing Essential
- Enviably Rear Garden With Indian Stone Patio Areas
- EPC Rating TBC
- Ideal Family Home Ready To Move Into
- Close Proximity To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed door with stained glass window to the hallway.

Hallway

9'6" x 3'1" (2.90m x 0.94m)

Smoke alarm, central heating radiator, dado rail, doors to WC, reception room and tiled floor.

WC

5'2" x 2'10" (1.57m x 0.86m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, dual flush WC, tiled elevations and tiled floor.

Reception Room

23' x 13' (7.01m x 3.96m)

UPVC double glazed window, two central heating radiators, gas fire with stone surround, coving, television point, doors to kitchen, sun room and wood effect floor.

Kitchen

17'5" x 9'1" (5.31m x 2.77m)

UPVC double glazed window, UPVC double glazed French doors to the rear garden, central heating radiator, range of panelled wall and base units, laminate work tops, double door range oven with five ring gas hob, extractor hood, double sink and drainer with mixer tap, tiled splash back, hard wood floor and door to garage.

Garage

17'5" x 8'8" (5.31m x 2.64m)

Up and over door.

Sun Room

11'11" x 10'4" (3.63m x 3.15m)

Two UPVC double glazed windows, UPVC double glazed French doors to the rear garden, central heating radiator and paved floor.

First Floor

Landing

9' x 9' (2.74m x 2.74m)

Smoke alarm, loft access, doors to five bedrooms, bathroom and storage.

Bedroom One

10'2" x 8'11" (3.10m x 2.72m)

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

En Suite

7'7" x 3'3" (2.31m x 0.99m)

UPVC double glazed window, central heating radiator, pedestal wash basin, dual flush WC, enclosed direct feed shower, tiled elevation and lino flooring.

Bedroom Two

11'3" x 8' (3.43m x 2.44m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

10' x 9'1" (3.05m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Four

8'2" x 8' (2.49m x 2.44m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Five

7'5" x 5'11" (2.26m x 1.80m)

UPVC double glazed window and central heating radiator.

Bathroom

6'2" x 5'8" (1.88m x 1.73m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin, panelled bath with overhead direct feed shower, low level WC, part tiled elevation and tiled flooring.

External

Rear

Enclosed paved garden, bedding areas, mature shrubs and raised pond feature.

Front

Laid to lawn garden, bedding areas, mature shrubs and block paved driveway for numerous vehicles with access to a garage.

