



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			
		74	83

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

£295,000

AN ENVIABLE FAMILY HOME WITHIN A SOUGHT AFTER LOCATION

Offering breath-taking views, an abundance of indoor and outdoor space and having been presented and maintained to the highest standard throughout, this exceptional three/four bedroom semi detached bungalow is being proudly welcomed to the market within the most desirable location of Blackburn. With stunning gardens, impressive loft conversion and modern fixtures and fittings, this admirable 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, Hyndburn and major motorway links. With off road parking, detached garage and two bathrooms, this property is ready to move straight into with no chain delay!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, second reception room/fourth bedroom, fitted kitchen, modern family bathroom and inner hallway. The inner hallway guides you on to the third bedroom and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a WC. The main bedroom leads openly on to a stunning en suite bathroom with double shower and roll top bath! Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding, pond and access to a garage and work shop, as well as panoramic field views. To the front there is off road parking for multiple vehicles.

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

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- Tenure Leasehold
- Council Tax Band D
- EPC Rating C
- No Chain Delay
- Off Road Parking
- Two Four Piece Bathroom Suites
- Breathtaking Views From The Rear Of Property
- Viewing Is Essential
- Ready To Move Into
- Ideal Family Home

Ground Floor

Entrance

Aluminium double glazed frosted door to porch.

Porch

3'8 x 2'7 (1.12m x 0.79m)

Tiled floor and UPVC double glazed frosted door to hall.

Hall

18'8 x 8'1 (5.69m x 2.46m)

Central heating radiator, coving, meter cupboard, two store cupboards, wood effect laminate floor, oak doors to inner hall, reception room one, reception room two/bedroom four, kitchen and bathroom.

Reception Room One

14'10 x 11'1 (4.52m x 3.38m)

UPVC double glazed window, central heating radiator, coving, cast iron multi fuel burner with tiled hearth and surround, television point.

Reception Room Two/Bedroom Four

18'1 x 15'3 (5.51m x 4.65m)

UPVC double glazed window, central heating radiator, coving, spotlights, television point and UPVC double glazed patio doors to rear.

Kitchen

12'3 x 11'9 (3.73m x 3.58m)

Two UPVC double glazed windows, upright central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, ceramic one and a half sink and drainer with high spout mixer tap, integrated electric oven with five ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, PVC to ceiling, under unit lighting, tiled effect lino and UPVC double glazed door to rear.

Bathroom

8'4 x 7'8 (2.54m x 2.34m)

Two UPVC double glazed frosted windows, central heating radiator, four piece suite, vanity top wash basin with mixer tap, dual flush WC, rolltop and clawfoot bath with waterfall mixer tap, rinse head, enclosed double direct feed shower, tiled elevation, PVC to ceiling, spotlights, extractor fan and tiled effect lino.

Inner Hall

10'9 x 4'1 (3.28m x 1.24m)

Coving, spotlights, stairs to first floor and oak door to bedroom three.

Bedroom Three

10'9 x 10'8 (3.28m x 3.25m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobe and under stairs storage.

First Floor

Landing/Office

14' x 13'5 (4.27m x 4.09m)

Velux window, central heating radiator, spotlights, smoke alarm, oak doors to bedroom one, bedroom two and WC.

Bedroom One

16'4 x 14'7 (4.98m x 4.45m)

UPVC double glazed window, central heating radiator, fitted wardrobe, spotlights, television point and open to en suite.

En Suite

12'4 x 10'5 (3.76m x 3.18m)

Velux window, central heating radiator, four piece suite, vanity top wash basin with mixer tap, dual flush WC, rolltop, freestanding, clawfoot bath with mixer tap and rinse head, enclosed double direct feed rainfall shower, spotlights, extractor fan, PVC panel elevation and wood effect lino.

Bedroom Two

13'2 x 11'8 (4.01m x 3.56m)

UPVC double glazed window, central heating radiator, fitted wardrobe, television point and spotlights.

WC

7' x 5'5 (2.13m x 1.65m)

Velux window, central heating towel rail, two piece suite, dual flush WC, pedestal wash basin, spotlights, eave storage and wood effect laminate floor.

External

Front

Off road parking and access to garage.

Rear

Laid to lawn garden, paving and bedding areas, slate chipping, access to detached garage and workshop.

Workshop

8'8 x 8'4 (2.64m x 2.54m)

Power and lighting.

Garage

20'10 x 9' (6.35m x 2.74m)

UPVC double glazed frosted window, power, lighting, water, plumbed for washing machine, dryer and double garage doors.



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