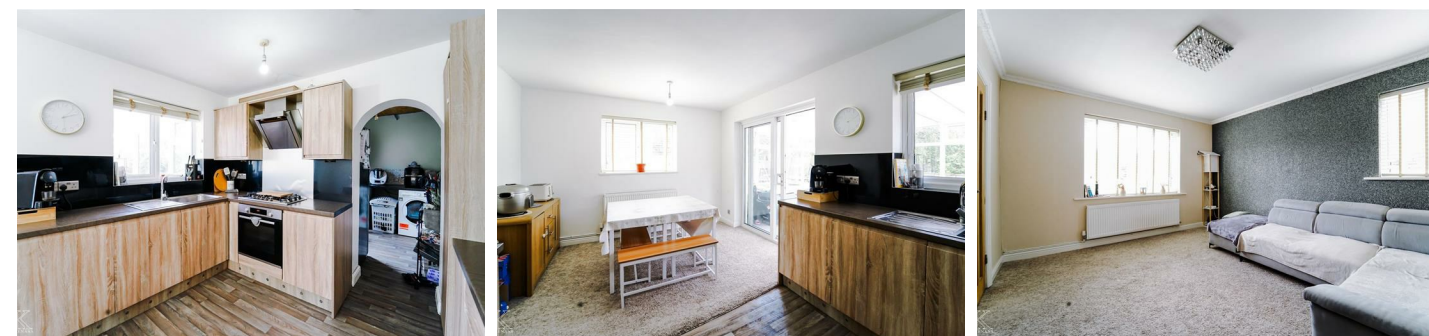


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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.

Ontario Close, Blackburn, BB2 7DZ

Offers Over £325,000

SPACIOUS AND MODERN FAMILY HOME

Welcome to this charming family home located on Ontario Close in Blackburn. This spacious modern house is perfect for a growing family looking for comfort and style.

As you step inside, you are greeted by a large dining kitchen space, ideal for hosting family gatherings or enjoying meals together. The spacious rear garden offers plenty of room for children to play or for you to relax in the sunshine. The large drive provides convenient parking for multiple vehicles, making coming home a breeze.

Situated on a private corner plot, this property offers a sense of exclusivity and tranquility. You can enjoy your own space while still being close to local amenities, ensuring that your daily needs are easily met.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and start envisioning the wonderful memories you could create in this lovely property on Ontario Close.

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

Ontario Close, Blackburn, BB2 7DZ

Offers Over £325,000

 4  2  2  D

- Spacious Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating D
- Four Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band D

Ground Floor

Entrance Porch

UPVC double glazed front door, two UPVC double glazed windows and door to hall.

Hall

5'10 x 3'9 (1.78m x 1.14m)

Door leading to reception room one and stairs to first floor.

Reception Room One

13'11 x 12'4 (4.24m x 3.76m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point and door to kitchen/dining area.

Kitchen/Dining Area

15'9 x 10'7 (4.80m x 3.23m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate worktops, acrylic splashbacks, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, plinth lighting, wood effect laminate flooring, open access to utility and UPVC double glazed sliding door to conservatory.

Utility

8'10 x 6'9 (2.69m x 2.06m)

UPVC double glazed window, laminate worktop, tiled splashbacks, plumbing for washing machine, space for dryer and fridge freezer, boiler, wood effect laminate flooring, door to reception room two and UPVC double glazed frosted door to rear.

Reception Room Two

18'5 x 8'10 (5.61m x 2.69m)

UPVC double glazed window and central heating radiator.

Conservatory

15'8 x 11'3 (4.78m x 3.43m)

UPVC double glazed windows, polycarbonate roof, electric wall mounted fire and UPVC double glazed French doors to rear.

First Floor

Landing

8'8 x 3'8 (2.64m x 1.12m)

Loft access, doors leading to three bedrooms and bathroom.

Bedroom One

15'9 x 8'10 (4.80m x 2.69m)

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

En Suite

8'8 x 3'8 (2.64m x 1.12m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall hydro shower with rinse head, fully tiled elevations and wood effect laminate flooring.

Bedroom Two

13'4 9'5 (4.06m 2.87m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

10'11 x 9'6 (3.33m x 2.90m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and spotlights.

Bedroom Four

6'1 x 3'5 (1.85m x 1.04m)

UPVC double glazed window and central heating radiator.

Bathroom

6'7 x 6'0 (2.01m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and rinse head, fully tiled elevations, spotlights and wood effect laminate flooring.

Exterior

Rear

Enclosed garden with laid to lawn and decking.

Front

Laid to lawn garden and off road parking.

