

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		63	
(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.

## Garsden Avenue, Blackburn, BB1 2DZ

### £650,000

AN IMPRESSIVE DETACHED FAMILY HOME ON FIVE ACRES OF LAND

Offering an abundance of indoor and outdoor versatile accommodation stands this spacious five-bedroom, detached family home nestled in the stunning, picturesque Knuzden countryside with the most amazing views and spacious interior accommodation - making it the perfect family home! With five acres of land, stables and ample off road parking, this property is the perfect home for any growing family looking for an equestrian property or a fantastic space to develop! Boasting spacious rooms throughout, five double bedrooms, a country-style finish and having a registered small holding this property is truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance porch leads on to a hallway which guides you through to two spacious reception rooms and staircase to the first floor. The first reception room leads openly on to a dining area which guides you through to the conservatory. The second reception room leads on to a stunning country style kitchen diner which guides you on to a utility room. The utility room leads on to a WC and on to the conservatory. The first floor comprises of doors on to five double bedrooms and a family bathroom. The main bedroom boasts a modern en suite shower room. Externally there is a fantastic mature garden with decking areas, ample gated off road parking, triple garage, two stables, fantastic fields and two ponds.

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

# Garsden Avenue, Blackburn, BB1 2DZ

£650,000



- An Exceptional Detached Property
- Triple Garage
- Off Road Parking
- Tenure Freehold
- Five Acre Plot
- Perfect Family Home
- EPC Rating D
- Five Double Bedrooms
- Sought After Location
- Council Tax Band E

## Ground Floor

### Entrance

UPVC double glazed French doors to the porch.

### Porch

4'6" x 2'10" (1.37m x 0.86m)

UPVC double glazed window, polycarbonate roof, wood effect laminate flooring, UPVC double glazed door to the hallway.

### Hallway

6' x 4'3" (1.83m x 1.30m)

Central heating radiator, coving, doors to two reception rooms and staircase to the first floor.

### Reception Room One

14'10" x 12'11" (4.52m x 3.94m)

UPVC double glazed window, central heating radiator, coving, open coal fire with stone hearth and surround, television point, wood effect laminate flooring, open to the dining area.

### Dining Area

11'3" x 10'2" (3.43m x 3.10m)

Central heating radiator, coving, wood effect laminate flooring, UPVC double glazed sliding door to the conservatory.

### Conservatory

23'6" x 10'1" (7.16m x 3.07m)

UPVC double glazed windows, polycarbonate roof, television point, wood effect laminate flooring, UPVC double glazed sliding door to the rear, UPVC double glazed door to the rear.

### Reception Room Two

12'10" x 12'5" (3.91m x 3.78m)

UPVC double glazed bay window, central heating radiator, coving, television point, wood effect laminate flooring, door to the kitchen diner.

### Kitchen Diner

20'2" x 15'10" (6.15m x 4.83m)

UPVC double glazed window, hardwood double glazed window, central heating radiator, a range of white panelled wall and base units, granite effect surface, tiled splash backs, composite one and a half sink and drainer with a five ring gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, counter island, breakfast bar, under stairs storage cupboard, wood effect laminate flooring, door to the utility room.

### Utility Room

10'3" x 7" (3.12m x 2.13m)

Panelled wall and base units, plumbing for dryer, wood effect laminate flooring, door to the WC, UPVC double glazed door to the conservatory.

### WC

5'4" x 2'9" (1.63m x 0.84m)

Hardwood single glazed frosted window, a two piece suite comprising dual flush WC, vanity top wash basin with waterfall mixer tap, tiled elevations, tiled flooring.

## First Floor

### Landing

12'5" x 9'1" (3.78m x 2.77m)

Central heating radiator, loft access, doors to the five double bedrooms and bathroom.

### Bedroom One

13'3" x 10'1" (4.04m x 3.07m)

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

### En Suite

10'1" x 6'3" (3.07m x 1.91m)

UPVC double glazed frosted window, a two piece suite comprising of a double direct feed rainfall steam shower enclosure, vanity top wash basin with mixer tap, tiled elevations, tiled flooring.

### Bedroom Two

15 x 9'9" (4.57m x 2.97m)

UPVC double glazed window, central heating radiator, fitted wardrobe, wood effect laminate flooring.

### Bedroom Three

12'10" x 11" (3.91m x 3.35m)

UPVC double glazed window, central heating radiator.

### Bedroom Four

10'1" x 9'5" (3.07m x 2.87m)

UPVC double glazed window, central heating radiator, wood effect lino flooring.

### Bedroom Five

9'5" x 8'11" (2.87m x 2.72m)

UPVC double glazed window, central heating radiator.

### Bathroom

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

UPVC double glazed frosted window, a three piece suite comprising of a pedestal wash basin with mixer tap, dual flush WC, tiled panelled bath with direct feed shower, mixer tap and rinse head, tiled elevations, tiled flooring.

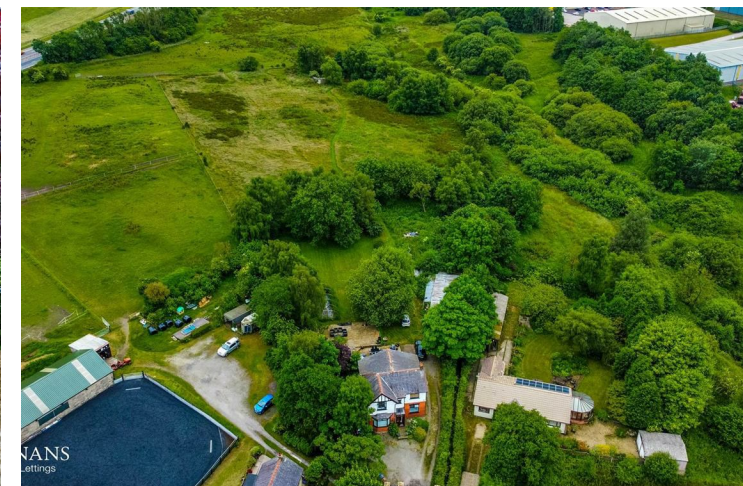
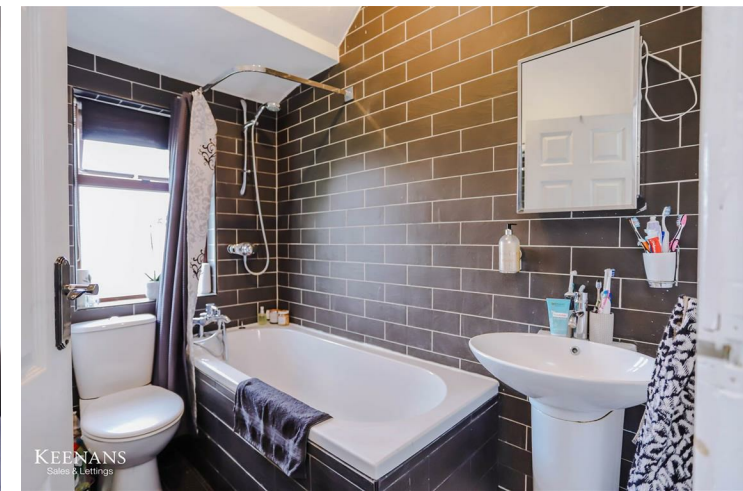
## External

### Front

Gated off road parking with mature shrubs and paving.

### Rear

Five acres of land with a mature laid to lawn garden, decking, additional off road parking, triple garage, two stables, fields, two ponds and woodland areas.



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