



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	93
(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.

## Lomond Gardens, Blackburn, BB2 5BW

### Offers Over £310,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained beautifully throughout with immaculate presentation, spacious rooms and neutral decoration, this enviable four double bedroom detached property is being proudly welcomed to the market in the sought after location of Blackburn on a popular estate. With integral garage, open plan dining kitchen and modern fixtures and fittings, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Chorley, Darwen and major motorway links. With a double driveway, two bathrooms and gardens to both the front and the rear, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern kitchen/dining area, garage and houses a staircase to the first floor. The reception room leads through to the kitchen through double doors. The kitchen boasts contemporary wall and base units, high quality integrated appliances and leads openly on to the utility and out to the rear through patio doors. The utility guides you through to a W/C and out to the rear. The first floor comprises of doors on to four double bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is an enclosed laid to lawn garden to the rear with paved areas. To the front there is a laid to lawn garden with bedding areas and double driveway, as well as access on to the garage.

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

# Lomond Gardens, Blackburn, BB2 5BW

## Offers Over £310,000



- Impressive Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking and Integral Garage
- EPC Rating B
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band E

### Ground Floor

#### Entrance Hall

13'10 x 6'6 (4.22m x 1.98m )

Composite front door, UPVC double glazed frosted window, central heating radiator, smoke detector, wood effect lino flooring, doors leading to reception room, kitchen/dining area, garage and stairs to first floor.

#### Reception Room

16'8 x 11'11 (5.08m x 3.63m)

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

#### Kitchen/Dining Area

22'9 x 9'2 (6.93m x 2.79m )

UPVC double glazed window, two central heating radiators, range of wall and base units with granite effect worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric Indesit double oven with five ring gas hob and extractor hood, integrated fridge freezer and dishwasher, breakfast bar, extractor fan, smoke detector, wood effect lino flooring, open to utility and UPVC double glazed French doors to rear.

#### Utility

5'11 x 5'3 (1.80m x 1.60m )

Central heating radiator, panelled base unit with granite effect worktop, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, Logic boiler, wood effect lino flooring, door to WC and composite double glazed frosted door to rear.

#### WC

5'3 x 2'11 (1.60m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, corner wall mounted wash basin with mixer tap and wood effect lino flooring.

#### Garage

16'8 x 8'8 (5.08m x 2.64m )

Power, lighting and up and over garage door.

### First Floor

#### Landing

10'10 x 10'3 (3.30m x 3.12m )

Central heating radiator, loft access, smoke detector, storage cupboard, doors to four bedrooms and family bathroom.

#### Bedroom One

12'10 x 12'1 (3.91m x 3.68m )

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

#### En Suite

6'8 x 6'7 (2.03m x 2.01m )

UPVC double glazed frosted window, central heating radiator, direct feed shower enclosed, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan and wood effect lino flooring.

#### Bedroom Two

12'1 x 11'2 (3.68m x 3.40m )

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

#### Bedroom Three

10'7 x 9'0 (3.23m x 2.74m)

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

#### Bedroom Four

9'5 x 9'4 (2.87m x 2.84m)

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

#### Bathroom

7'3 x 5'6 (2.21m x 1.68m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, tiled elevations, extractor fan and lino flooring.

#### External

##### Rear

Enclosed garden with laid to lawn and paving.

##### Front

Laid to lawn garden with bedding areas, double driveway and access to garage.

