



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.

## The Greenwood, Blackburn, BB2 4UR Offers In The Region Of £340,000

SPACIOUS AND MODERN HOME NOT TO BE MISSED

Welcome to The Greenwood in Blackburn! This stunning house offers a spacious modern home with a beautifully designed open plan dining kitchen. The property is well presented both inside and out, making it a truly inviting space to call home.

Situated on a private plot within the estate, this house provides a sense of exclusivity and tranquillity. With easy access to local amenities and motorway links, convenience is at your doorstep.

Don't miss the opportunity to own this fantastic property that combines modern living with comfort and style. Contact our Blackburn office today to arrange a viewing and envision yourself living in this wonderful home at The Greenwood.



# The Greenwood, Blackburn, BB2 4UR Offers In The Region Of £340,000



- Tenure Freehold
- Off Road Parking With Drive And Access To Garage
- Contemporary Fitted Kitchen With Open Plan Living And Dining Areas
- Easy Access To Major Comuter Routes

- Council Tax Band D
- Spacious Detached Property
- Ideal Family Home Ready To Move Into

- EPC Rating TBC
- Four Bedrooms
- Enviaible Extensive Garden Space

## Ground Floor

### Entrance

Composite door to hall.

### Hall

15'7 x 6'2 (4.75m x 1.88m)

Central heating radiator, stairs to first floor, door to kitchen and laminate flooring.

### Kitchen/Dining area

25' x 9'9 (7.62m x 2.97m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, granite work tops, integrated one and a half sink with draining ridges and mixer tap, double oven in a high rise unit, four ring induction hob, extractor fan, integrated dishwasher, integrated fridge freezer, wine cooler, part granite floor/part laminate flooring, coving, spotlights, open access to the conservatory and doors to the utility and reception room.

### Utility

5'10 x 5'5 (1.78m x 1.65m)

UPVC double glazed door to rear, central heating radiator, high gloss wall and base units, granite work tops, integrated sink with draining ridges and mixer tap, plumbed for washing machine, door to WC and tiled floor.

### WC

5'4 x 4'1 (1.63m x 1.24m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, part tiled elevation, extractor fan and tiled floor.

### Reception

16'8 x 10'10 (5.08m x 3.30m)

UPVC double glazed window, central heating radiator, gas fire with stone mantel and surround, television point, coving and wood effect flooring.

### Conservatory

14'8 x 11'6 (4.47m x 3.51m)

UPVC double glazed window, upright central heating radiator, LED spotlights, wood effect flooring and UPVC double glazed French doors to rear garden.

### Garage

16'1 x 8'2 (4.90m x 2.49m)

## First Floor

### Landing

9'3 x 3'5 (2.82m x 1.04m)

LED spotlights, loft access, doors to four bedrooms, bathroom and storage.

### Bedroom Two

14'4 x 7'10 (4.37m x 2.39m)

UPVC double glazed window, central heating radiator, coving and storage.

### Bedroom Four

11'2 x 7'5 (3.40m x 2.26m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

6'9 x 5'9 (2.06m x 1.75m)

UPVC double glazed frosted window, central heating towel rail, pedestal wash basin with mixer tap, dual flush WC, panelled bath with mixer tap and overhead direct feed shower, part tiled elevation, LED spotlights, extractor fan and tiled floor.

### Bedroom Three

11'4 x 7'11 (3.45m x 2.41m)

UPVC double glazed window, central heating radiator and storage.

### Bedroom One

15'2 x 11'3 (4.62m x 3.43m)

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

### En Suite

7'1 x 6'3 (2.16m x 1.91m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, LED spotlights, part tiled elevation and tiled floor.

### External

#### Rear

Enclosed laid to lawn garden space with paved patio, seating area and artificial grass.

#### Front

Tarmac drive, stone chip bedding areas with mature shrubs, laid to lawn garden and mature tree.

