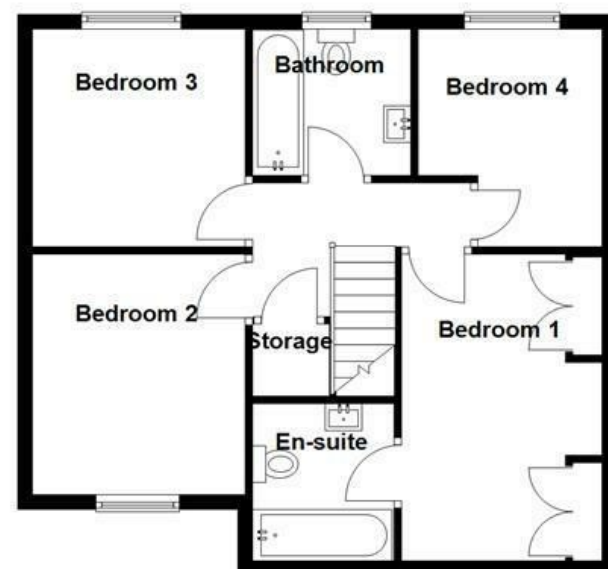


Ground Floor



First Floor



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



## Beardwood Park, Blackburn, BB2 7BW

### £375,000

AN ENVIABLE FAMILY HOME

Offering an abundance of indoor and outdoor space, no chain delay and bursting with potential, this enviable four bedroom detached property is being proudly welcomed to the market in the sought after location of Blackburn on a popular estate. With wrap around gardens, two bathrooms and three living areas, this property is the perfect home for any growing family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Chorley, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, office, WC and staircase to the first floor. The reception room guides you through to a fitted kitchen. The kitchen leads on to a dining area and utility room. The utility room leads on to an integral garage. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden with laid to lawn and paving areas. To the front there is a laid to lawn garden with paving, off road parking and access on to the garage.

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



# Beardwood Park, Blackburn, BB2 7BW

£375,000



- Tenure Freehold
- Council Tax Band E
- EPC Rating TBC
- Off Road Parking With Drive And Access To Garage
- No Chain Delay
- Detached Property
- Four Bedrooms
- Ideal Family Home
- Viewing Essential
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

UPVC double glazed frosted door to hall.

### Hall

11'9 x 5'11 (3.58m x 1.80m)

UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, dado rail, doors to reception room, study, dining area, WC and stairs to first floor.

### WC

6' x 2'8 (1.83m x 0.81m)

UPVC double glazed frosted window, central heating radiator, two piece suite, low bowl WC, vanity top wash basin, tiled elevation and coving.

### Study

9'11 x 9'2 (3.02m x 2.79m)

UPVC double glazed window and central heating radiator.

### Reception Room

16'3 x 11'5 (4.95m x 3.48m)

UPVC double glazed window, two central heating radiators, coving, gas fire with marble effect hearth and surround, television point, door to kitchen and UPVC double glazed sliding door to rear.

### Kitchen

12'6 x 9' (3.81m x 2.74m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, marble effect surface, tiled splash back, stainless steel sink and double drainer with mixer tap, integrated electric double oven, four ring electric hob and extractor hood, integrated fridge, space for freezer and dishwasher, spotlights, under stairs storage, tiled effect lino, doors to dining area and utility room.

### Dining Area

10'10 x 9' (3.30m x 2.74m)

UPVC double glazed window, central heating radiator and coving.

### Utility Room

8'8 x 8' (2.64m x 2.44m)

UPVC double glazed frosted window, central heating radiator, white wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer, plumbed for washing machine, storage hatch, tiled effect lino, door to garage and UPVC double glazed frosted door to rear.

### Garage

17'1 x 8'8 (5.21m x 2.64m)

Hard wood single glazed window, Baxi boiler, power, lighting, up and over door.

## First Floor

### Landing

9'5 x 6'1 (2.87m x 1.85m)

Loft access, coving dado rail, storage cupboard, doors to four bedrooms and bathroom.

## Bedroom One

13'8 x 9' (4.17m x 2.74m)

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

## En Suite

7'1 x 5'11 (2.16m x 1.80m)

UPVC double glazed frosted window, central heating radiator, three piece suite, panel bath with direct feed shower, rinse head and mixer tap, vanity top wash basin, low bowl WC and tiled elevation.

## Bedroom Two

11' x 9'11 (3.35m x 3.02m)

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

## Bedroom Three

9'8 x 9'8 (2.95m x 2.95m)

UPVC double glazed window and central heating radiator.

## Bedroom Four

9'8 x 8'2 (2.95m x 2.49m)

UPVC double glazed window and central heating radiator.

## Bathroom

7'2 x 6'5 (2.18m x 1.96m)

UPVC double glazed frosted window, central heating radiator, three piece suite, vanity top wash basin, low bowl WC, panel bath with mixer tap and rinse head, tiled elevation.

## External

### Front

Wrap around laid to lawn garden with paving and bedding areas, off road parking with access to garage.

### Rear

Laid to lawn garden, paving and bedding areas, mature shrubs.



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