



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		86
(81-91) B		
(69-80) C	71	
(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.

Cranshaw Drive, Blackburn, BB1 8RE

Offers Over £189,950

FOUR BEDROOM FAMILY HOME

Conveniently situated in the heart of a popular area of Blackburn, this four-bedroom, semi-detached home is being welcomed to the property market. Ideally suited for a growing family looking for a property they can put their personal stamp on to make it their dream family home! The property provides easy access to local amenities and schools as well as major commuter routes along the Blackburn ring road.

The property comprises briefly, to the ground floor; entrance through the porch to a spacious reception room with superb views from the bay window and steps leading to doors to the fitted kitchen and inner hall. The inner hall has doors providing access to a three-piece bathroom and two bedrooms as well as having stairs leading to the lower ground floor. To the lower ground floor is a landing with doors leading to two more bedrooms and a storage room which provides internal access to the garage.

Externally the property boasts a laid to lawn garden with bedding areas and patio. The front of the property has a laid to lawn garden with a driveway providing off-road parking for numerous vehicles leading to the garage and steps leading to the front entrance door.

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

Cranshaw Drive, Blackburn, BB1 8RE

Offers Over £189,950

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- Semi-Detached Property
- Fitted Kitchen
- Extensive Rear Garden
- Four Bedrooms
- Three Piece Bathroom
- Lots Of Potential
- A Fantastic Family Home
- Driveway & Garage
- Must Be Viewed

Ground Floor

Entrance

UPVC double glazed door and window to the porch.

Porch

4'6 x 3'1 (1.37m x 0.94m)

UPVC double glazed window and UPVC double glazed doors leading to the rear garden and to reception room one.

Reception Room One

15'11 x 15'4 (4.85m x 4.67m)

UPVC double glazed window, UPVC double glazed bay window, central heating radiator, three feature wall lights, television point, gas flame fire with a granite hearth and surround, decorative wooden mantel and steps leading to the inner hall and to the kitchen.

Kitchen

11'1 x 6'8 (3.38m x 2.03m)

Velux window, a range of wood effect wall and base units, laminate worktops, oven with a four ring induction hob, extractor hood, tiled splash-backs, one and half composite sink, drainer and mixer tap, plinth lighting and tile effect flooring,

Inner Hall

Central heating radiator and doors lead to stairs to the lower ground floor, to two bedrooms and to the bathroom.

Bathroom

7'9 x 5'7 (2.36m x 1.70m)

UPVC double glazed frosted window, three piece suite comprises: dual flush WC, vanity top wash basin with mixer tap, a panelled bath with overhead direct feed shower and rinse head, fully-tiled elevations and tile effect flooring.

Bedroom One

12'10 x 8'1 (3.91m x 2.46m)

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

Bedroom Two

7'6 x 7'2 (2.29m x 2.18m)

UPVC double glazed window and a central heating radiator.

Lower Ground Floor

Doors lead to two bedrooms and to a storage room

Bedroom Three

12' x 7' (3.66m x 2.13m)

UPVC double glazed window and a central heating radiator.

Bedroom Four

7'11 x 6'9 (2.41m x 2.06m)

UPVC double glazed window, central heating radiator

Storage Room

13'2 x 6'7 (4.01m x 2.01m)

Door to the garage

Garage

16' x 15'4 (4.88m x 4.67m)

Up and over door, a boiler, plumbing for a washing machine, space for a tumble dryer,

External

Front

Off-road parking for two vehicles leading to the garage, and a laid to lawn garden with steps leading to the front entrance door.

Rear

Laid to lawn garden with a paved patio.



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