



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>	72	79
(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	

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## Clarence Park, Blackburn, BB2 7FA

### £600,000

#### AN ENVIABLE FAMILY HOME

Offering an abundance of indoor and outdoor space, neutral decoration and impressive double garage, this exceptional five double bedroom detached property is being proudly welcomed to the market in the sought after location of Blackburn on a popular estate within Beardwood. With two bathrooms, three living areas and modern kitchen, 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. A complete blank canvas, this property, once updated, has the potential to be the perfect family home on a quiet cul de sac.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, snug/office, contemporary fitted kitchen diner, dining room, WC and staircase to the first floor. The kitchen boasts modern wall and base units and integrated appliances and leads on to a utility room. The first floor comprises of doors on to five double bedrooms and a family bathroom. All bedrooms benefit from fitted wardrobes whilst the main bedroom boasts an en suite shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding areas which wraps around to the front of the property. The front of the property has an Indian stone garden, as well as a laid to lawn garden, off road parking and access on to the detached double garage.

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



# Clarence Park, Blackburn, BB2 7FA

## £600,000



- Tenure Freehold
  - Off Road Parking With Driveway And Access To A Double Garage
  - Abundance Of Space
  - Easy Access To Major Network Links
- Council Tax Band F
  - Detached Property
  - Contemporary Fitted Kitchen
- EPC Rating C
  - Five Double Bedrooms
  - Enclosed Ample Garden Space

### Ground Floor

#### Entrance

Composite double glazed frosted door to hall.

#### Hall

12'4 x 12'1 (3.76m x 3.68m)

Central heating radiator, coving, smoke alarm, store cupboards, under stairs storage, hard wood doors to WC, reception room, office/snug, dining room, kitchen/diner and stairs to first floor.

#### WC

7'1 x 4'5 (2.16m x 1.35m)

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

#### Reception Room

27'5 x 12'11 (8.36m x 3.94m)

UPVC double glazed bay window, central heating radiator, coving, two feature wall lights, gas fire with granite hearth and surround, television point, hard wood door to dining room and UPVC double glazed French doors to rear.

#### Snug/Office

11'8 x 10'6 (3.56m x 3.20m)

UPVC double glazed window, central heating radiator and coving.

#### Kitchen/Diner

17'7 x 11'9 (5.36m x 3.58m)

Two UPVC double glazed windows, central heating radiator, range of matte German wall and base units, granite effect surface, composite one and a half sink and drainer with mixer tap, integrated electric double Neff oven with four ring gas hob and extractor hood, integrated double fridge freezer and dishwasher, coving, wood effect Amtico flooring and door to utility room.

#### Utility Room

8'9 x 5'4 (2.67m x 1.63m)

Central heating radiator, range of matte wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, plumbed for washing machine, Vaillant boiler, coving, wood effect Amtico flooring and composite double glazed frosted door to rear.

#### Dining Room

12'7 x 8'6 (3.84m x 2.59m)

Central heating radiator, coving and UPVC double glazed French doors to rear.

### First Floor

#### Landing

17'9 x 8'6 (5.41m x 2.59m)

Central heating radiator, coving, loft access, linen cupboard with water tank, hard wood doors to five double bedrooms and bathroom.

### Bedroom One

18'8 x 14'2 (5.69m x 4.32m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobe, coving and hard wood door to en suite.

### En Suite

7'3 x 7' (2.21m x 2.13m)

UPVC double glazed frosted window, central heating towel rail, direct feed corner shower enclosure, vanity top wash basin with mixer tap, bidet, dual flush WC, tiled elevation, PVC panelled elevation, extractor fan and tiled floor.

### Bedroom Two

13'1 x 12'9 (3.99m x 3.89m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

### Bedroom Three

13' x 12'9 (3.96m x 3.89m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

### Bedroom Four

13' x 9'2 (3.96m x 2.79m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

### Bedroom Five

10'9 x 9'2 (3.28m x 2.79m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

### Bathroom

9'5 x 8' (2.87m x 2.44m)

UPVC double glazed frosted window, central heating towel rail, corner panelled bath with mixer tap, dual flush WC, bidet, vanity top wash basin with mixer tap, tiled elevation, extractor fan and tiled floor.

### External

#### Rear

Laid to lawn garden with Indian stone paving and bedding areas.

#### Front

Laid to lawn garden with bedding area, Indian stone paving, block paved drive and access to double garage.

