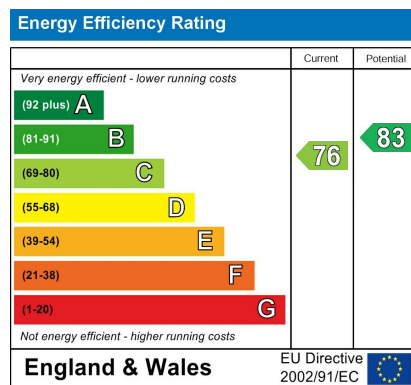


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Brotherston Drive, Blackburn, BB2 4FJ

Offers Over £345,000

DETACHED FOUR BEDROOM HOME WITH OFF-ROAD PARKING!

Nested in a convenient area of Blackburn, this bright, spacious four bedroom property is being proudly welcomed to the market boasting an open plan kitchen/dining room, two reception rooms, four bedrooms, a four piece bathroom suite, a three piece en suite, an enclosed garden and off-road parking. This property is the perfect home for a family or someone looking for a spacious upsize. Located perfectly for accessing local amenities as well as well regarded schools and major commuter routes to surrounding towns. Viewing is highly recommended.

The property comprises briefly: entrance into the hallway. The hallway has stairs leading to the first floor landing and doors providing access to storage, reception room one, a WC, the open plan kitchen/dining room and storage. From the kitchen/dining room, there are doors allowing access to the utility and reception room two. The utility has a door and the kitchen/dining room has bifolding doors both allowing access to the rear garden. From the first floor, there are doors allowing access into four bedrooms and a four piece bathroom suite. Externally, this property boasts a rear enclosed garden with artificial grass, an outbuilding, bedding and decked areas as well as mature shrubs perfect for entertaining guests also a hot tub that is available to be purchased when buying the property. To the front, there is off-road parking for up to three cars.

For any further information, or to arrange any viewings, please contact the Blackburn team.

Brotherston Drive, Blackburn, BB2 4FJ

Offers Over £345,000

 4  1  2  C

- Stunning Detached Property
- Two Spacious Reception Rooms
- Off Road Parking
- EPC Rating C
- Bright Open Plan Kitchen/Dining Room
- Four Double Bedrooms
- Tenure Freehold
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band E

Ground Floor

Entrance

Enter via the composite front door leading into the hall.

Hall

10'09 x 6'02 (3.28m x 1.88m)

Central heating radiator, smoke alarm, laminate flooring, Nest thermostat (mobile phone controlled), stairs leading up to the first floor, doors leading to the WC, living room, store and kitchen/dining room.

Reception Room One

15'09 x 12'07 (4.80m x 3.84m)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, electric fire, television point.

Kitchen/Dining Room

28'04 x 21'05 (8.64m x 6.53m)

UPVC double glazed velux window, UPVC double glazed window, gloss wall and base units with quartz worktops, quartz sink with a stainless steel bottom and spring neck mixer tap, three Neff ovens, five ring Neff induction hob and extractor hood, integrated dishwasher, space for a fridge freezer, spotlights, tiled flooring, underfloor heating, Nest thermostat (mobile phone controlled), doors leading to reception room two and utility, Bi-folding doors leading out into the rear garden.

Utility

5'10 x 5'01 (1.78m x 1.55m)

Central heating radiator, gloss wall and base units, plumbing for washing machine and dryer, extractor fan, part tiled elevations, tiled flooring, composite double glazed frosted door leading out to the side of the property.

Reception Room Two

16'09 x 8'01 (5.11m x 2.46m)

Central heating radiator, spotlights, wood effect flooring, UPVC double glazed door to the front.

WC

5'06 x 5'04 (1.68m x 1.63m)

Central heated towel rail, dual flush WC, vanity top wash basin, extractor fan, tiled walls, laminate flooring.

First Floor

Landing

10'04 x 10'04 (3.15m x 3.15m)

UPVC double glazed window, central heating radiator, access to the attic, smoke alarm, doors leading to four bedrooms and a bathroom.

Bedroom One

16'10 x 12'09 (5.13m x 3.89m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes, door leading to the en-suite.

En-Suite

7'01 x 5 (2.16m x 1.52m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, main feed shower, spotlights, extractor fan, tiled walls, laminate flooring.

Bedroom Two

16'08 x 8'08 (5.08m x 2.64m)

Two UPVC double glazed windows, two central heating radiator.

Bedroom Three

9'06 x 8'11 (2.90m x 2.72m)

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

Bedroom Four

10'06 x 6'01 (3.20m x 1.85m)

UPVC double glazed window, central heating radiator, laminate flooring.

Bathroom

8'07 x 6'03 (2.62m x 1.91m)

UPVC double glazed frosted window, central heated towel rail, low basin WC, pedestal wash basin with traditional taps, ball and claw bath with roll top, mixer tap and rinse head, main feed shower, part tiled elevations, television point, tiled flooring.

External

Rear

Enclosed garden, artificial grass area, decking area, outbuilding, bedding areas, mature shrubs.

Agents Notes

Underfloor heating in the extension, nest thermostat, CCTV.

