



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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.

Eden Park, Blackburn, BB2 7HJ

Offers Over £475,000

AN EXQUISITE FAMILY HOME

Offering an abundance of high quality indoor and outdoor space, stylish decoration and having been presented and maintained to the highest standard throughout, this exceptional five bedroom detached property is being proudly welcomed to the market in the desirable location of Beardwood, Blackburn on a popular estate. With two bathrooms, two living areas and modern fixtures and fittings, this exceptional property is the perfect family home ready to move straight into! Situated conveniently close to Preston New Road, bus routes, local schools and amenities, as well as network links to Preston, Clitheroe, Accrington and major motorway links. With added double garage, five generously sized bedrooms and not being overlooked from the rear, this property is perfect for any growing family looking for a luxurious and spacious home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, sitting room, kitchen diner, WC and houses a half staircase to the first floor. The kitchen diner boasts high quality integrated appliances and leads out on to the utility room. The half staircase provides access on to a generously sized main bedroom and houses a half staircase to the further landing. The main bedroom benefits from an en suite shower room. The further landing provides access on to four generously sized bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with paving, laid to lawn, bedding and mature shrubs. To the front there is a laid to lawn garden with paving, bedding, off road parking and access on to the double garage.

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

Eden Park, Blackburn, BB2 7HJ

Offers Over £475,000

 5  2  2  C

- Impressive Detached Property
 - Contemporary Fitted Dining Kitchen
 - Ample Off Road Parking and Double Garage
 - EPC Rating C
- Five Bedrooms
 - Abundance of Living Space
 - Tenure Freehold
- Two Bathrooms
 - Immaculate Gardens to Front and Rear
 - Council Tax Band F

Ground Floor

Entrance Hall

15'3 x 6'8 (4.65m x 2.03m)

UPVC double glazed frosted front door, central heating radiator, coving, ceiling rose, understairs storage, wood effect laminate flooring, solid wood doors to reception room, sitting room, kitchen, WC and half staircase to first floor.

Reception Room

17'8 x 11'9 (5.38m x 3.58m)

UPVC double glazed window, central heating radiator, cornice coving, two ceiling roses, gas fire with granite effect hearth, surround and oak mantel, television point and UPVC double glazed sliding door to rear.

Sitting Room

10'8 x 10'8 (3.25m x 3.25m)

UPVC double glazed window, central heating radiator, cornice coving and ceiling rose.

Kitchen/Dining Area

16'5 x 12'1 (5.00m x 3.68m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with granite effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, electric oven with five ring gas hob and extractor hood, integrated fridge freezer and dishwasher, plumbing for washing machine, space for dryer, wood effect laminate flooring and solid wood door to utility.

Utility

7'5 x 4'11 (2.26m x 1.50m)

Central heating radiator, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, wood effect laminate flooring and UPVC double glazed frosted door to side.

WC

6'6 x 2'11 (1.98m x 0.89m)

Central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, PVC panel elevation, extractor fan and wood effect laminate flooring.

First Floor

Landing

7'7 x 6'1 (2.31m x 1.85m)

UPVC double glazed window, central heating radiator, coving, loft access, integrated linen cupboard with water tank, hardwood door to bedroom one and half staircase to further landing.

Bedroom One

17'3 x 12'11 (5.26m x 3.94m)

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

En Suite

8'7 x 5'8 (2.62m x 1.73m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, double direct feed shower enclosed, tiled elevations, spotlights, extractor fan and wood effect laminate flooring.

Further Landing

16'7 x 7'4 (5.05m x 2.24m)

UPVC double glazed window, central heating radiator, coving, loft access, doors to four bedrooms and family bathroom.

Bedroom Two

14'8 x 10'0 (4.47m x 3.05m)

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

Bedroom Three

13'2 x 11'2 (4.01m x 3.40m)

UPVC double glazed window, central heating radiator, fitted wardrobe and wood effect laminate flooring.

Bedroom Four

10'1 x 8'10 (3.07m x 2.69m)

UPVC double glazed window and central heating radiator.

Bedroom Five

11'0 x 7'4 (3.35m x 2.24m)

UPVC double glazed window and central heating radiator.

Bathroom

10'9 x 7'8 (3.28m x 2.34m)

UPVC double glazed frosted window, central heated towel rail, double corner direct feed rainfall shower enclosed, L-shaped panel bath with mixer tap and overhead direct feed shower, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, PVC panel elevations, extractor fan, spotlights and tiled flooring.

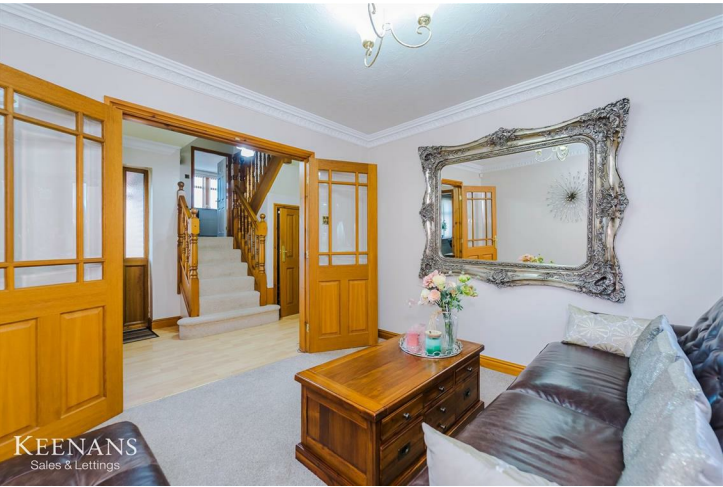
External

Rear

Tiered garden with laid to lawn, paving, bedding areas and mature shrubbery.

Front

Laid to lawn garden with paving, bedding areas, off road parking and access to double garage.



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