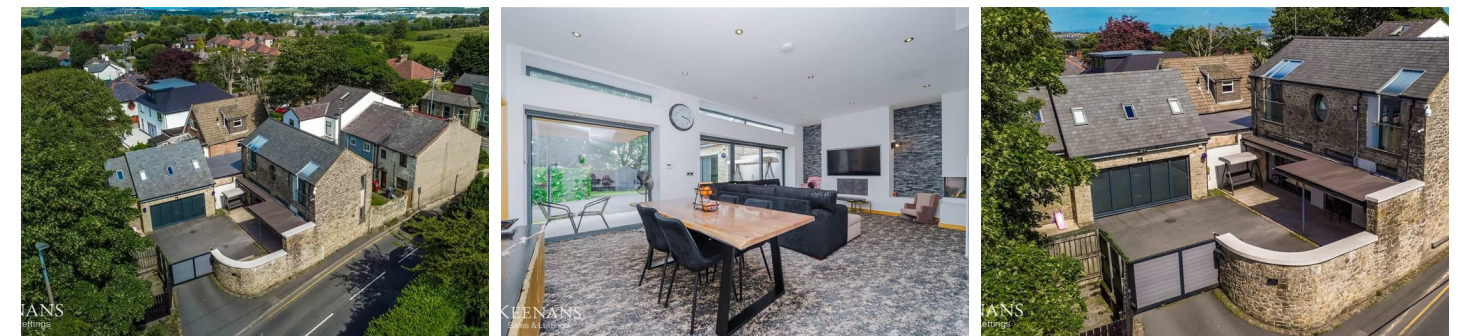




| Energy Efficiency Rating                                                                                                                                                                                                           |  | Current                            | Potential                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|-------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  | <p><b>37</b></p>                   | <p><b>73</b></p>                                                                    |
| <p><i>Not energy efficient - higher running costs</i></p>                                                                                                                                                                          |  |                                    |                                                                                     |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                  |  | <p>EU Directive<br/>2002/91/EC</p> |  |

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.

**Lammack Road, Blackburn, BB1 8JN**  
**£425,000**

## AN EXCEPTIONAL DETACHED FAMILY HOME WITH ADDED ANNEX

This exquisite detached barn conversion is being proudly welcomed to the market and presents a unique opportunity for those seeking a luxurious and contemporary family home. Updated to the highest standard, this property is bursting with character and charm, making it a true gem in the heart of the town.

The main residence features three spacious double bedrooms, providing ample space for a growing family. The open plan living area is particularly impressive, designed to create a warm and inviting atmosphere perfect for both relaxation and entertaining. The property is further enhanced by an enviable annex, which boasts an impressive open plan kitchen and living space, along with a delightful double bedroom. This versatile space could serve as a guest suite, home office, or even a playroom, catering to a variety of needs.

Set back in a picturesque location, the property offers gated off-road parking, ensuring convenience and security. The stunning stone walls and beautiful architecture of the barn conversion make it stand out in the area, reflecting the rich heritage of Blackburn while providing modern comforts.

A credit to the current owners, this home has been meticulously maintained, with no detail overlooked. It is ready for its new occupants to move straight in and start creating lasting memories. This exceptional property is truly not to be missed, offering a perfect blend of charm, character, and contemporary living in a sought-after location.

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

Lammack Road, Blackburn, BB1 8JN

£425,000

 3  3  2  F

- Impressive Detached Property
  - Three Bathrooms
  - Gated Off Road Parking
  - EPC Rating F
- Additional Two Storey Annex
  - Modern Fixtures and Fittings Throughout
  - Tenure Freehold
- Three Bedrooms
  - Low Maintenance Externals
  - Council Tax Band E

Ground Floor

Entrance Hall

8'3 x 4'5 (2.51m x 1.35m )

Solid oak front entrance door, UPVC double glazed window, meter cupboard, oak single glazed frosted doors leading to WC and open plan living area.

WC

7'7 x 2'11 (2.31m x 0.89m)

Dual flush WC, vanity top wash basin with mixer tap, extractor fan, spotlights and tiled flooring.

Open Plan Living Area

25'4 x 16'3 (7.72m x 4.95m )

Aluminium double glazed window, central heating radiator, spotlights, smoke detector, four feature wall lights, television point, gas fire, integrated storage, under stairs storage, oak door to kitchen, aluminium double glazed bi-folding doors to front and stairs to first floor.

Kitchen

8'1 x 7'7 (2.46m x 2.31m )

Aluminium double glazed window, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated Neff high rise oven and warming drawer, four ring gas hob, integrated fridge, plumbing for washing machine, spotlights and tiled flooring.

First Floor

Landing

13'4 x 6'10 (4.06m x 2.08m)

Velux window, central heating radiator, smoke detector, storage cupboard, feature wall light, oak doors leading to three bedrooms and bathroom.

Bedroom One

13'2 x 11'9 (4.01m x 3.58m)

Central heating radiator, spotlights, skylight, fitted wardrobes, wood effect laminate flooring, over stairs storage, oak door to en suite and aluminium double glazed French doors to Juliet balcony.

En Suite

8'2 x 4'7 (2.49m x 1.40m)

Velux window, central heated towel rail, walk-in double direct feed rainfall shower with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan and tiled flooring.

Bedroom Two

9'10 x 9'6 (3.00m x 2.90m)

Aluminium circular leaded feature window, central heating radiator, spotlights and wood effect laminate flooring.

Bedroom Three

10'10 x 9'6 (3.30m x 2.90m)

Skylight, central heating radiator, spotlights, fitted wardrobes, wood effect laminate flooring and aluminium double glazed French doors to Juliet balcony.

Bathroom

6'10 x 6'6 (2.08m x 1.98m )

Aluminium double glazed French window, Velux window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Courtyard with electric gates, off road parking, artificial lawn, patio area and access to annex.

Annex

Open Plan Living Area

19'5 x 16'11 (5.92m x 5.16m)

Range of wall and base units with granite work surfaces, tiled splashback, inset stainless steel sink with mixer tap, integrated high rise double oven and combi microwave, two warming drawers, five ring gas hob and extractor hood, space for American-style fridge freezer, integrated wine cooler, plumbing for dishwasher, central island with breakfast bar, spotlights, television point, smoke detector, wood effect flooring and door to inner hall.

Inner Hall

6'3 x 5'8 (1.91m x 1.73m)

Spotlights, tiled flooring, door to wet room and stairs to first floor.

Wet Room

6'6 x 5'8 (1.98m x 1.73m)

Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, walk-in direct feed shower, tiled elevations, spotlights and tiled flooring.

First Floor

Landing

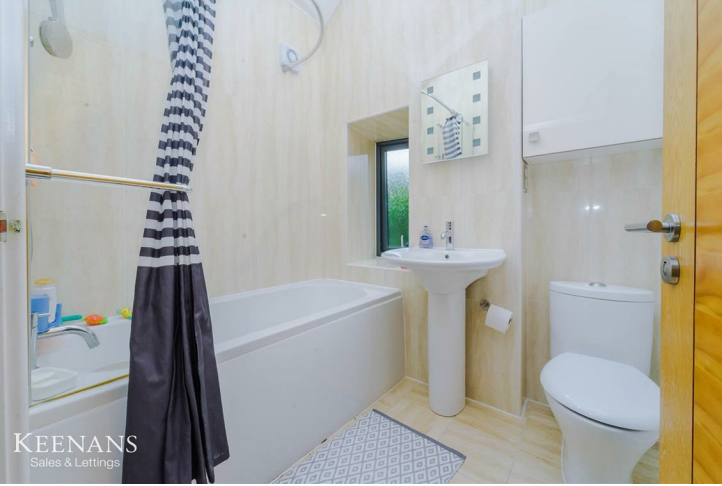
8'4 x 4'10 (2.54m x 1.47m)

Velux window, integrated storage and door to bedroom.

Bedroom

19'4 x 12'8 (5.89m x 3.86m)

Three Velux windows, central heating radiator, spotlights and television point.



Tel: 01254916276

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