



## Ulverston Drive, Rishton, BB1 4EN

### Offers In The Region Of £335,000

#### A STUNNING DETACHED FAMILY HOME

Nestled on Ulverston Drive in the charming area of Rishton, Blackburn, this immaculately presented four-bedroom detached family home is a true gem. With its gorgeous decor throughout, the property is finished in pleasing neutral and warming tones, creating a welcoming atmosphere that is sure to make you feel right at home.

This delightful residence boasts two spacious reception rooms, providing ample space for family gatherings and entertaining guests. The modern dining kitchen is a highlight, equipped with contemporary fittings that make cooking a pleasure. The two well-appointed bathrooms ensure convenience for the whole family, making morning routines a breeze.

Perfectly suited for a growing family, this home is ideally located with good access to local amenities and commuter routes, making daily life both easy and enjoyable. The beautifully maintained gardens to the front and rear offer a serene outdoor space for relaxation, while the driveway provides off-road parking leading to a garage, ensuring that your vehicles are secure and easily accessible.

This property is not just a house; it is a dream family home waiting to be cherished. With its combination of modern comforts and a warm, inviting atmosphere, it is an opportunity not to be missed. Come and experience the charm of this wonderful home for yourself.

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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>		
(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		
	66	75
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.



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 4  2  2  D

- Outstanding Detached Property
  - Modern Fitted Dining Kitchen
  - Ample Off Road Parking and Garage
  - EPC Rating D
- Four Bedrooms
  - Presented to Highest Standard Throughout
  - Tenure Leasehold
- Two Bathrooms
  - Stunning Gardens to Front and Rear
  - Council Tax Band E

### Ground Floor

#### Entrance Hall

18'4 x 6'2 (5.59m x 1.88m )  
UPVC double glazed frosted front door, central heating radiator, coving, dado rail, tiled effect flooring, doors leading to WC, kitchen/dining area, double doors to reception room one and stairs to first floor.

#### WC

6'2 x 2'8 (1.88m x 0.81m)  
UPVC double glazed frosted window, central heated towel rail, dual flush plate WC, wall mounted wash basin with mixer tap, tiled elevations and tiled effect flooring.

#### Reception Room One

18'3 x 11'2 (5.56m x 3.40m )  
UPVC double glazed bay window, UPVC double glazed window, central heating radiator, coving, living flame effect gas fire, television point and double doors to reception room two.

#### Reception Room Two

11'7 x 9'4 (3.53m x 2.84m )  
Central heating radiator, coving, door to kitchen/dining area and UPVC double glazed French doors to rear.

#### Kitchen/Dining Area

15'7 x 11'6 (4.75m x 3.51m )  
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with Corian work surfaces and splashback, inset stainless steel sink with mixer tap and integrated draining ridges, integrated high rise double oven, four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, under unit lighting, spotlights, plinth heater, tiled effect flooring, door to utility and UPVC double glazed French doors to rear.

#### Utility

7'5 x 5'6 (2.26m x 1.68m )  
Range of high gloss wall and base units with Corian work surfaces and splashback, inset stainless steel sink with mixer tap and integrated draining ridges, integrated washing machine, integrated dryer, under unit lighting, spotlights, tiled effect flooring and UPVC double glazed frosted door to side elevation.

### First Floor

#### Landing

14'0 x 6'0 (4.27m x 1.83m)  
UPVC double glazed window, loft access, dado rail, doors leading to four bedrooms, family bathroom and over stairs storage.

#### Bedroom One

11'7 x 9'11 (3.53m x 3.02m)  
Two UPVC double glazed windows, central heating radiator, fitted wardrobes and door to en suite.

#### En Suite

7'6 x 5'4 (2.29m x 1.63m )  
UPVC double glazed frosted window, central heated towel rail, dual

flush WC, pedestal wash basin with mixer tap, walk-in direct feed shower enclosed, storage cupboard, LED illuminated mirror, tiled elevations, spotlights and tiled flooring.

#### Bedroom Two

10'4 x 9'5 (3.15m x 2.87m )  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'5 x 7'5 (2.57m x 2.26m )  
UPVC double glazed window, central heating radiator, fitted wardrobes and desk.

#### Bedroom Four

8'0 x 7'3 (2.44m x 2.21m )  
UPVC double glazed window, central heating radiator and fitted storage.

#### Bathroom

7'7 x 5'6 (2.31m x 1.68m )  
Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, storage cupboard, LED illuminated mirror, tiled elevations, spotlights and tiled flooring.

### External

#### Rear

Enclosed garden with laid to lawn, paved patio, stone chippings and bedding areas.

#### Front

Laid to lawn garden, mature shrubbery, bedding area, block paved driveway and access to garage.

#### Garage

15'3 x 7'5 (4.65m x 2.26m)



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