



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	82
(81-91) B		
(69-80) C		
(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.

Beardwood Park, Blackburn, BB2 7BW

Offers Over £600,000

A SPACIOUS SIX BEDROOM DETACHED FAMILY HOME IDEAL FOR EXTENDED FAMILIES

Nestled in the highly sought-after area of Beardwood Park, Blackburn, this substantial detached house presents an exceptional opportunity for families seeking space and comfort. The property boasts a unique layout, featuring a three-bedroom main house complemented by a three-bedroom annexe, making it ideal for extended families or those wishing to accommodate guests with privacy.

With a total of six well-appointed bedrooms, this home includes four luxurious en-suites, ensuring convenience and comfort for all residents. The three reception rooms provide ample space for relaxation and entertainment, allowing for a versatile living experience that can cater to various needs.

The exterior of the property is designed for low maintenance, offering a practical solution for busy families. Ample off-road parking is available, ensuring that you and your guests can enjoy easy access without the hassle of street parking.

Situated close to local amenities, this home is perfectly positioned for those who appreciate the convenience of nearby shops and services. Additionally, excellent commuter routes along the A59 provide easy access to Preston and Clitheroe, making it an ideal location for professionals and families alike.

Beardwood Park, Blackburn, BB2 7BW

Offers Over £600,000

 6  6  3  B

- Impressive Detached Property
- Presented to Highest Standard Throughout
- Ample Off Road Parking
- EPC Rating B
- Two Storey Annex
- Abundance of Living Space
- Tenure Leasehold
- Six Bedrooms
- Low Maintenance Rear Garden
- Council Tax Band F

Ground Floor

Entrance Porch

7'4 x 6'3 (2.24m x 1.91m)

Hardwood double glazed front door, three UPVC double glazed windows, tiled flooring and door to hall.

Hall

Coving, tiled flooring, doors leading to reception room one, kitchen, shower room, under stairs storage and stairs to first floor.

Reception Room One

18'1 x 13'2 (5.51m x 4.01m)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, cornice coving, television point, living flame gas fire with brick surround and wood effect laminate flooring.

Shower Room

8'3 x 5'0 (2.51m x 1.52m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner direct feed rainfall shower and rinse head, PVC panelling to ceiling, spotlights, tiled elevations and tiled flooring.

Kitchen/Dining Area

24'5 x 9'5 (7.44m x 2.87m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite work surfaces, integrated high rise double oven and combi microwave, five ring gas hob and extractor hood, composite one and a half bowl sink with integrated draining ridges and mixer tap, integrated full heigh fridge and freezer, plumbing for washing machine, spotlights, coving, tiled flooring and UPVC double glazed sliding door to conservatory.

Conservatory

11'8 x 10'11 (3.56m x 3.33m)

UPVC double glazed windows, pitched polycarbonate roof, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, central heating radiator, coving, tiled effect flooring and doors leading to three bedrooms.

Bedroom One

19'9 x 11'9 (6.02m x 3.58m)

Two UPVC double glazed windows, two central heating radiators, wood effect laminate flooring, fitted wardrobes, doors to en suite and airing cupboard.

En Suite

8'5 x 5'5 (2.57m x 1.65m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, PVC panelling to ceiling, spotlights, tiled elevations and tiled flooring.

Bedroom Two

14'8 x 8'10 (4.47m x 2.69m)

UPVC double glazed window, central heating radiator, coving, spotlights, wood effect laminate flooring and door to en suite.

En Suite

10'8 x 8'9 (3.25m x 2.67m)

UPVC double glazed window, central heating radiator, low basin WC, vanity top wash basin with mixer tap, bidet, direct feed shower enclosed and tiled elevations.

Bedroom Three

12'7 x 11'7 (3.84m x 3.53m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, wood effect laminate flooring and door to en suite.

En Suite

11'11 x 5'10 (3.63m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner jacuzzi bath with mixer tap, PVC panelling to ceiling, spotlights, extractor fan, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with artificial lawn and paving.

Front

Block paved driveway, mature shrubbery, stone chippings and access to annex.

Annex

Entrance

Composite double glazed frosted front door to kitchen.

Kitchen

23'7 x 13'7 (7.19m x 4.14m)

UPVC double glazed frosted window, UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, integrated high rise double oven, five ring gas hob and extractor hood, tiled splashback, composite sink and drainer with mixer tap, space for American-style fridge freezer, spotlights, tiled elevations, tiled flooring and door to reception room three.

Reception Room Three

23'9 x 16'6 (7.24m x 5.03m)

Two UPVC double glazed windows, two central heating radiators, coving, television point, wall mounted fire, open to reception room two, door to under stairs storage, stairs to first floor and UPVC double glazed French doors to rear.

Reception Room Two

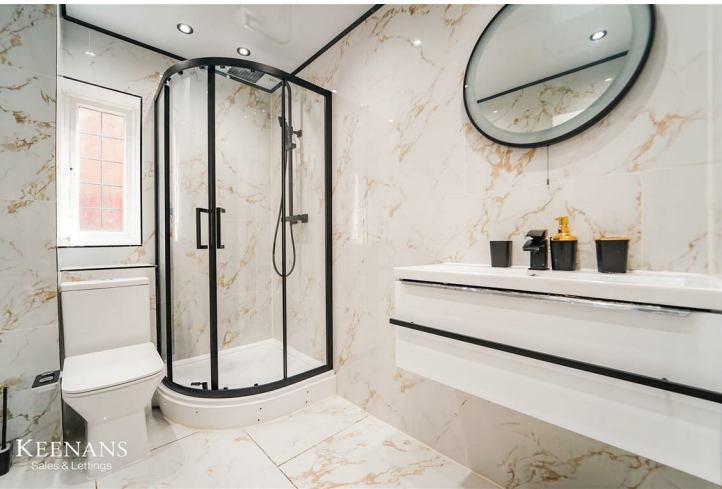
17'0 x 16'7 (5.18m x 5.05m)

Three central heating radiators, coving, wood effect flooring, wall mounted fire and UPVC double glazed sliding door to front.

First Floor

Landing

Coving, loft access, central heating radiator, doors leading to three bedrooms and shower room.



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