

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Cherry Tree Gardens, Blackburn, BB2 5GX

Offers Over £340,000

AN ENVIABLE FAMILY HOME

Welcome to Cherry Tree Gardens in Blackburn, where you will find an exceptional detached family home that has been meticulously crafted and maintained to the highest standards. Built in 2021, this property offers a perfect blend of modern comfort and stylish design.

As you enter, you are greeted by a spacious reception room that sets the tone for the rest of the home. The open plan kitchen diner is a true highlight, providing a wonderful space for family gatherings and entertaining guests. The kitchen is complemented by a separate utility room, ensuring practicality and convenience for everyday living. With four generously sized bedrooms, there is ample room for the whole family, and the two well-appointed bathrooms add to the home's functionality.

The property also features an integral garage and a double driveway, providing plenty of parking space. The low maintenance gardens offer a delightful outdoor area for relaxation and play, making it ideal for families who appreciate both indoor and outdoor living.

Situated in a highly sought-after location, this home is conveniently close to bus routes, local schools, and various amenities. Additionally, it offers excellent transport links to Preston, Chorley, Darwen, and major motorways, making it perfect for commuters.

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 4  2  1  B

- Exceptional Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking, EV Charging Point and Garage
 - EPC Rating B
- Four Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Two Bathrooms
 - Gardens to Front and Rear
 - Council Tax Band E

Ground Floor

Entrance Hall

13'5 x 12'0 (4.09m x 3.66m)
Composite double glazed frosted front door, central heating radiator, smoke detector, storage cupboard, doors leading to reception room, kitchen/dining area, garage and stairs to first floor.

Reception Room

18'6 x 11'4 (5.64m x 3.45m)
UPVC double glazed box window, central heating radiator and television point.

Kitchen/Dining Area

17'1 x 10'0 (5.21m x 3.05m)
UPVC double glazed window, central heating radiator, range of wall and base units with granite effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, spotlights, smoke detector, tiled effect vinyl flooring, door to utility and UPVC double glazed French doors to rear.

Utility

6'7 x 6'2 (2.01m x 1.88m)
Central heating radiator, range of base units with granite effect work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, Vaillant boiler, extractor fan, tiled effect vinyl flooring and UPVC double glazed frosted door to rear.

WC

6'2 x 3'0 (1.88m x 0.91m)
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and tiled effect vinyl flooring.

Garage

16'0 x 7'7 (4.88m x 2.31m)
Power, lighting and up and over garage door.

First Floor

Landing

18'8 x 6'9 (5.69m x 2.06m)
UPVC double glazed window, central heating radiator, smoke detector, loft access, storage cupboard, doors leading to four bedrooms and bathroom.

Bedroom One

13'6 x 12'0 (4.11m x 3.66m)
UPVC double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

En Suite

6'4 x 5'11 (1.93m x 1.80m)
UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, double direct feed shower enclosed, tiled elevations, extractor fan, spotlights and tiled effect vinyl flooring.

Bedroom Two

12'3 x 8'2 (3.73m x 2.49m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

10'4 x 8'3 (3.15m x 2.51m)
UPVC double glazed window and central heating radiator.

Bedroom Four

10'3 x 6'7 (3.12m x 2.01m)
UPVC double glazed window and central heating radiator.

Bathroom

7'9 x 6'4 (2.36m x 1.93m)
UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled effect vinyl flooring.

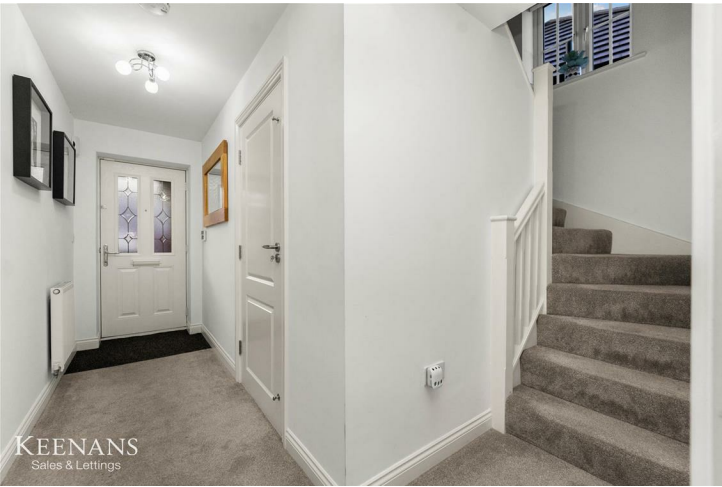
External

Rear

Enclosed garden with porcelain tiles, artificial lawn and bedding areas.

Front

Laid to lawn garden, stone chippings, double driveway, EV charging point and access to garage.



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