



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	94
(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.

Orchard Gardens, Blackburn, BB2 5FF

Offers Over £270,000

AN EXCEPTIONAL DETACHED PROPERTY

Having been presented to the highest standard throughout within a newly built estate, this exceptional three double bedroom detached property is being proudly welcomed to the market in the sought after location of Blackburn. With three double bedrooms, two bathrooms and a fantastic open plan kitchen dining space, this enviable property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Darwen and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious open plan, contemporary dining kitchen and staircase to the first floor. The kitchen benefits from modern wall and base units and integrated appliances and leads on to a utility room/WC. The first floor comprises of doors on to a spacious reception room, double bedroom and staircase to the second floor. The bedroom leads on to an en suite shower room. The second floor leads through to two double bedrooms and a family bathroom. Externally, there is an enclosed laid to lawn garden with paving areas to the rear. To the front there is a laid to lawn garden with off road parking.

View early to avoid disappointment! For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

Orchard Gardens, Blackburn, BB2 5FF

Offers Over £270,000

 **3**  **2**  **1**  **B**

- Impressive Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking for Multiple Vehicles
- EPC Rating B
- Three Bedrooms
- Maintained to Highest Standard
- Tenure Freehold
- Two Bathrooms
- Abundance of Indoor Space
- Council Tax Band C

Ground Floor

Entrance Hall

6'11 x 4'6 (2.11m x 1.37m)

Composite double glazed front door, smoke detector, wood effect laminate flooring, oak door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

24'3 x 10'8 (7.39m x 3.25m)

UPVC double glazed window, two UPVC double glazed frosted windows, central heating radiator, range of high gloss wall and base units, marble effect worktops, stainless steel one and a half bowl sink and drainer with high spout spring mixer tap, integrated electric AEG oven with five ring gas hob and extractor hood, integrated microwave, fridge freezer, dishwasher and boiler, spotlights, smoke detector, understairs storage, part tiled flooring and oak door to WC/utility.

WC/Utility

9'3 x 3'2 (2.82m x 0.97m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, plumbing for washing machine, extractor fan, spotlights and tiled flooring.

First Floor

Landing

7'9 x 6'7 (2.36m x 2.01m)

UPVC double glazed window, central heating radiator, smoke detector, oak doors to reception room, bedroom one and stairs to first floor.

Reception Room

13'11 x 11'11 (4.24m x 3.63m)

Central heating radiator, spotlights, television point and UPVC double glazed French doors to rear.

Bedroom One

12'1 x 10'1 (3.68m x 3.07m)

UPVC double glazed window, central heating radiator, television point and door to en suite.

En Suite

7'2 x 3'6 (2.18m x 1.07m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed rainfall shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

Second Floor

Landing

7'9 x 6'7 (2.36m x 2.01m)

UPVC double glazed window, smoke detector, oak doors leading to two bedrooms and bathroom.

Bedroom Two

13'11 x 9'2 (4.24m x 2.79m)

Two UPVC double glazed windows, central heating radiator and television point.

Bedroom Three

13'11 x 7'9 (4.24m x 2.36m)

UPVC double glazed window, central heating radiator and television point.

Bathroom

6'6 x 5'11 (1.98m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, panel bath with electric feed shower, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

Exterior

Rear

Enclosed garden with laid to lawn and paving.

Front

Laid to lawn garden, paving and off road parking.



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