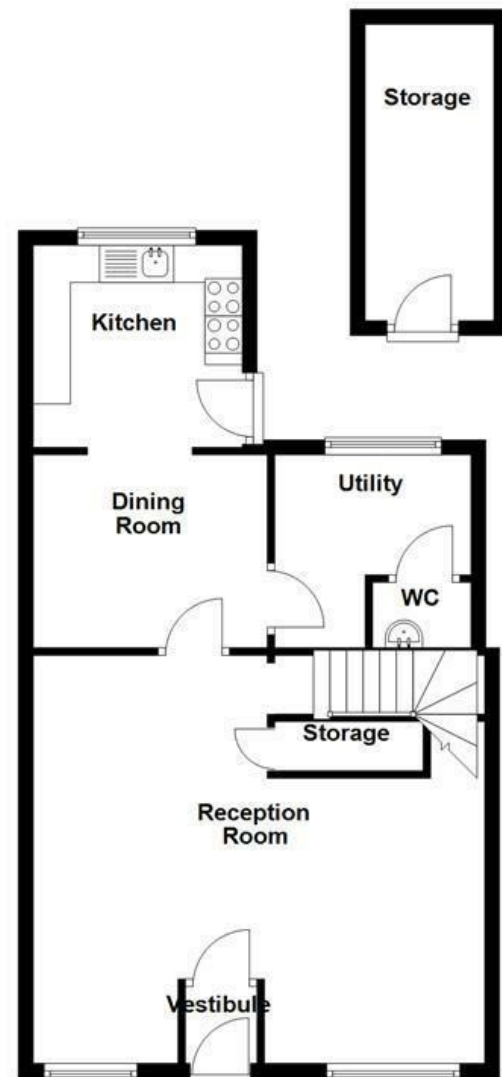
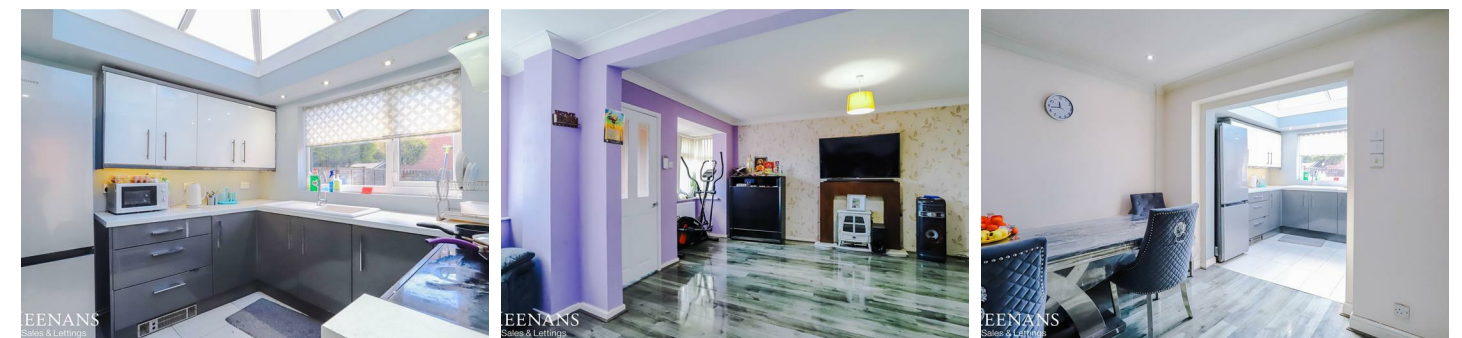
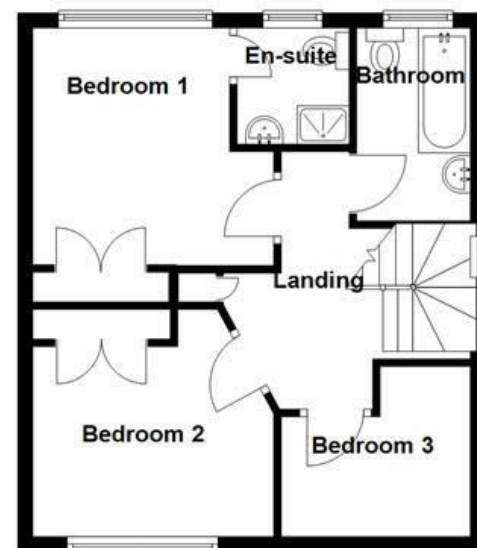


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Britten Close, Blackburn, BB2 3TD

£265,000

SPACIOUS THREE BEDROOM DETACHED FAMILY HOME

Situated in the tranquil neighbourhood of Britten Close, Blackburn, this charming three-bedroom detached house offers a perfect blend of comfort and convenience. The property boasts a spacious layout, ideal for families seeking a welcoming home.

As you enter, you are greeted by a generous living space that flows seamlessly into the heart of the home. The well-appointed kitchen provides ample room for culinary adventures, while the adjoining dining area is perfect for family meals and entertaining guests. The main bedroom features an en suite bathroom, ensuring privacy and convenience, while the additional two bedrooms are well-sized, making them suitable for children, guests, or even a home office.

One of the standout features of this property is the large rear garden, which is laid to lawn, providing a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The expansive driveway offers ample parking for multiple vehicles, a rare find in many homes today. Additionally, the outdoor storage space is a practical touch, perfect for keeping garden tools and equipment neatly tucked away.

Completing the home are a family bathroom and a downstairs WC, adding to the overall functionality of the property. This delightful house on Britten Close is not just a place to live; it is a place to create lasting memories. With its excellent location and thoughtful features, it presents an exceptional opportunity for those looking to settle in Blackburn.

Britten Close, Blackburn, BB2 3TD

£265,000



- Tenure Freehold
 - Off Road Parking
 - Abundance Of Space
 - Outdoor Storage Space
- Council Tax Band C
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- EPC Rating TBC
 - Ample Garden Space
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'4 x 3'1 (1.02m x 0.94m)

Central heating radiator, wood effect laminate flooring and door to reception room.

Reception Room

19'10 x 18' (6.05m x 5.49m)

UPVC double glazed window, two box windows, central heating radiator, coving, wood effect laminate flooring, electric fire with surround, stairs to first floor, door to dining room and storage.

Dining Room

10'4 x 8'6 (3.15m x 2.59m)

Coving, spotlights, central heating radiator, door to utility, and open to kitchen.

Utility

8'8 x 8'2 (2.64m x 2.49m)

UPVC double glazed window, gloss base units, plumbed for washing machine, door to WC, spotlights and wood effect lino.

WC

4'4 x 2'11 (1.32m x 0.89m)

Plumbing for WC, pedestal wash basin with mixer tap, spotlights and wood effect lino.

Kitchen

9'3 x 8'11 (2.82m x 2.72m)

UPVC double glazed skylight, spotlights, UPVC double glazed window, range of wall and base units, laminate work top, space for four door range cooker, extractor hood, ceramic sink and drainer with mixer tap, space for fridge freezer, composite frosted door to rear and tiled floor.

First Floor

Landing

11'6 x 9'2 (3.51m x 2.79m)

UPVC double glazed window, doors to three bedrooms, bathroom, storage, wood effect laminate flooring, smoke alarm and loft access.

Bedroom One

12'1 x 10'7 (3.68m x 3.23m)

UPVC double glazed window, central heating radiator, storage, laminate flooring and door to en suite.

En Suite

7'1 x 4'11 (2.16m x 1.50m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, enclosed direct feed shower, lino flooring and extractor fan.

Bedroom Two

10'7 x 9'10 (3.23m x 3.00m)

UPVC double glazed window, central heating radiator, storage and wood effect laminate flooring.

Bedroom Three

8'9 x 8'3 (2.67m x 2.51m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

8'10 x 5'1 (2.69m x 1.55m)

UPVC double glazed frosted window, dual flush WC, panel bath with jets and mixer tap, pedestal wash basin with mixer tap, central heating towel rail, tiled floor, tiled elevation and extractor fan.

External

Front

Paved drive with brick storage.

Outdoor Storage

13'1 x 5'8 (3.99m x 1.73m)

Rear

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

