



A rare opportunity to purchase this superb 1930s detached property, welcomed to the market in a highly sought-after location with no onward chain. Showcasing a stylish and spacious interior, boasting many original features as well as exceptionally generous front and rear gardens, this home would appeal to growing families or those seeking a quieter location.

The property has been lovingly maintained by its current owners and enjoys uPVC double-glazed windows, air-conditioning in the majority of rooms, and fantastic views towards Pleasington and beyond. It is situated on a fantastic plot off a quiet street, with off-road parking for multiple cars, large front and rear gardens that are extremely private, and beautiful views to the front and side. Outside, there is off-road parking for multiple cars leading to a detached garage. To the rear, a vast enclosed private garden offers great potential for extending the property, subject to the necessary planning permissions.

Situated in a highly sought-after area of Blackburn, the home offers easy access to local amenities and eateries, well-regarded schools such as Pleckgate Secondary and Lammack Primary, as well as major transport links, including bus routes and the A666/M65 network.

Ground Floor:

The welcoming inner porch lends access to the L-shaped entrance hall, which features a staircase to the first floor, an understairs storage cupboard, and access to the front sitting room. The sitting room is presented with neutral décor, a stylish central fireplace, fitted carpet, ceiling coving, and a bay window that invites ample natural light into the home.

To the rear, the spacious family lounge is tastefully decorated and also enjoys a large bay window overlooking the rear garden, a central fireplace, and French doors leading into the glazed conservatory, which benefits from the afternoon sun.

The breakfast kitchen features a good range of Shaker-style base and eye-level units, an integrated half-fridge and freezer, a dishwasher, a double electric oven and hob with an extractor over, a stainless steel sink with a drainer, tiled walls and flooring, and space for a small dining table. The kitchen provides access to the rear porch, which includes a two-piece WC and a utility area with plumbing for a washer and dryer.

First Floor:

The main bedroom and bedroom two are both double rooms that benefit from built-in wardrobes for additional storage and pleasant aspects from the wide windows. Bedroom three is a single room, and the four-piece family bathroom includes a corner Jacuzzi bath, a corner mains mixer shower, a low-flush WC, tiled walls, and a wash basin with below-vanity storage.

External:

A large single driveway leads to the detached single garage, and the expansive front garden, which is gravelled and bedded, offers great potential to create additional parking for multiple cars. Paved and gated pathways lead to the spacious rear garden, which includes a lawn, multiple patio areas, mature flower beds and borders, a timber storage shed, and side access to the detached garage with a manual up-and-over door, along with electric and power connections.

This truly enviable property is situated in a sought-after area of Blackburn, located to the west of the town centre, neighbouring Beardwood, and close to local commuting networks. The M65 and M6 motorways are both within easy reach, providing fast road links to Preston, which offers mainline train services to London (2 hours, 7 minutes). There are also excellent road connections to Manchester City Centre and the surrounding East Lancashire business hubs.

Services

TBC

Tenure

We understand from the owners to be TBC

Energy Performance Rating

TBC.

Council Tax

TBC.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday 9.00am to 5.00pm

Saturday 9.30am to 2.30pm

Money Regulations

Laundering

Money Laundering Regulations under The Monday Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

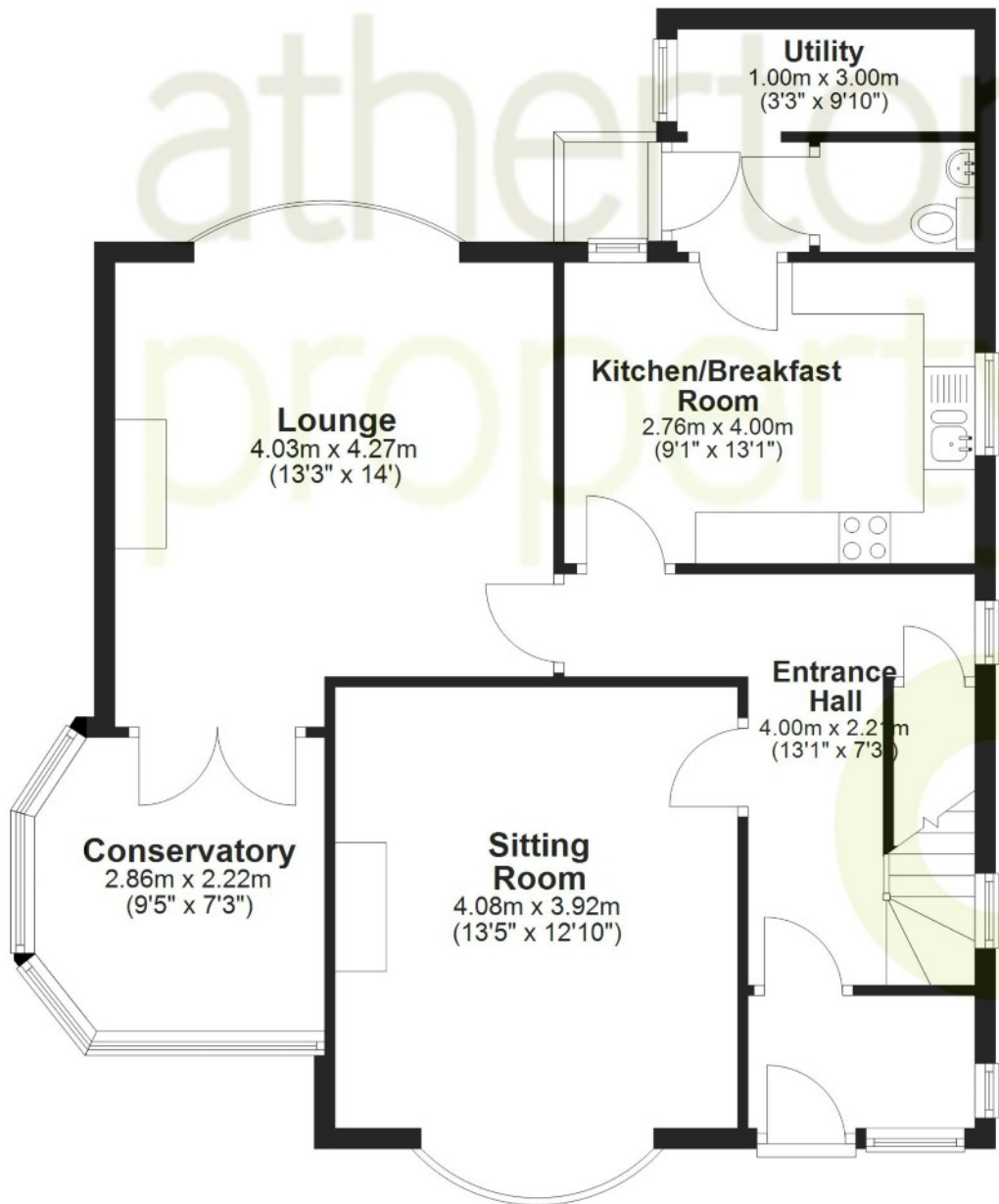
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





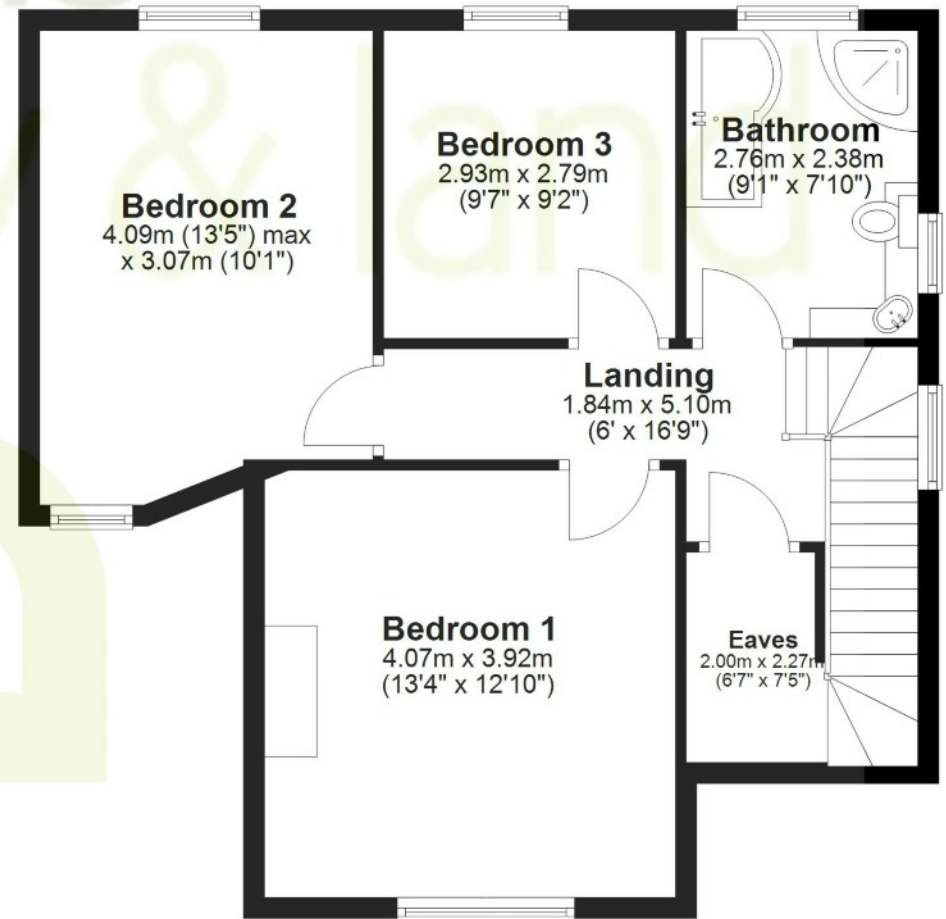
Ground Floor

Approx. 76.2 sq. metres (820.1 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.4 sq. feet)



Total area: approx. 134.2 sq. metres (1444.4 sq. feet)





