



Flowers Close, Blackburn, BB2 4FW

Offers over £209,950

Nestled on the sought-after Fernhurst Farm Estate, this charming semi-detached house on Flowers Close, Blackburn, offers a delightful blend of comfort and convenience. Spanning an impressive 914 square feet, the property boasts three well-proportioned bedrooms, including a master bedroom with an ensuite bathroom, ensuring ample space for family living.

Upon entering the property, you will find a spacious entrance hall and WC. The heart of the home features a welcoming reception room, perfect for relaxation or entertaining guests, enhanced by a cosy log fire that adds warmth and character. From the reception room you will find a fully fitted, spacious dining kitchen and the adjoining conservatory provides a lovely space to enjoy the garden views throughout the seasons, making it an ideal spot for morning coffee or evening gatherings.

This property has been thoughtfully designed to cater to modern living while maintaining a homely feel. The three bedrooms, and two bathrooms offer practicality for busy households. Location is key, and this home is conveniently situated close to the local Redeemer School, making it an excellent choice for families. Additionally, easy access to the motorway ensures that commuting to nearby towns and cities is a breeze.

In summary, this beautiful semi-detached house on Flowers Close presents an excellent opportunity for those seeking a family home in a desirable area. With its spacious layout, charming features, and proximity to local amenities, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

Entrance Hall 6'9" x 4'10" (2.08 x 1.48)



This spacious and bright entrance hall provides access to the downstairs WC and lounge. The floor is laid with tiles with feature walls and gas central heating radiator.

Downstairs WC 2'11" x 5'1" (0.9 x 1.57)



Downstairs WC which comprises of a white WC, freestanding sink with tiled splash back and toilet roll holder.

Lounge 11'10" x 16'6" (3.63 x 5.05)



The heart of the home features a welcoming reception room, perfect for relaxation or entertaining guests, enhanced by a cosy log fire that adds warmth and character.

Brimming with character this room offers a UPVC double glazed window, gas central heating radiator, laminate flooring, ample plug sockets, ceiling lights, tv point, access to the first floor and the kitchen. There is also the added benefit of understairs storage.



The log burner really is a beautiful feature in the lounge. The fire is 2.5 years old and has been maintained and serviced yearly.

Kitchen/Dining Room 15'1" x 9'9" (4.60 x 2.98)



UPVC double glazed window, a range of white glossed wall and base units, contrasting work surfaces, part tiled elevations, stainless steel sink, integrated electric oven with gas hob, fitted extractor fan, ceiling spotlights, laminate flooring, gas central heating radiator and Mains gas central heating boiler. The kitchen also offers dining room space and access to the conservatory. The boiler is approximately 4 years old and has been serviced every year in line with the warranty.



Conservatory 11'5" x 14'3" (3.48 x 4.35)



The conservatory is a great addition to this family home. The room comes with ample plug sockets, gas central heating radiator and laminate flooring. The roof of the conservatory has recently been re-roofed.

Master Bedroom 10'4" x 10'0" (3.16 x 3.06)



Spacious master bedroom offering ample space. The room benefits from grey fitted carpet, fitted wardrobes, UPVC double glazed window, white gas central heating and ceiling lights. The master bedroom also offers an ensuite bathroom. Off the master bedroom into the hallway, you will find a further storage cupboard.

Ensuite Bathroom 4'5" x 7'5" (1.37 x 2.28)



This spacious ensuite bathroom offers fully tiled elevations, lino flooring, enclosed shower, dual flush WC, wall hung vanity unit sink, stylish black towel radiator and UPVC double glazed frosted window.

Bedroom Two 8'9" x 9'2" (2.67 x 2.81)



A good size second bedroom offering plenty of space. The room benefits from a new UPVC double glazed window, grey fitted carpet, gas central heating radiator and ceiling light.

Bedroom Three 9'2" x 6'2" (2.81 x 1.88)



A cosy third bedroom offering ample space . The floor is fitted with grey carpet, gas central heating radiator, ceiling light and new UPVC double glazed window.

Family Bathroom 6'2" x 5'6" (1.88 x 1.68)



This beautiful family bathroom comprises of an enclosed bath with overhead shower and separate mixer tap, sink vanity unit with a mixer tap and a dual flush toilet. The bathroom is finished off with a stylish wall mounted mirror, gas central heating radiator, lino flooring and frosted glass UPVC double glazed window.

Garden



This low maintenance garden provides the perfect space for those summer nights. Split over three levels, the garden offers an ample amount of low maintenance space and is enclosed with a garden fence which was installed approximately 12 months ago. There is also the extra convenience of a garden gate which provides direct access to the Redeemer School, which is located across the road from this property.



External

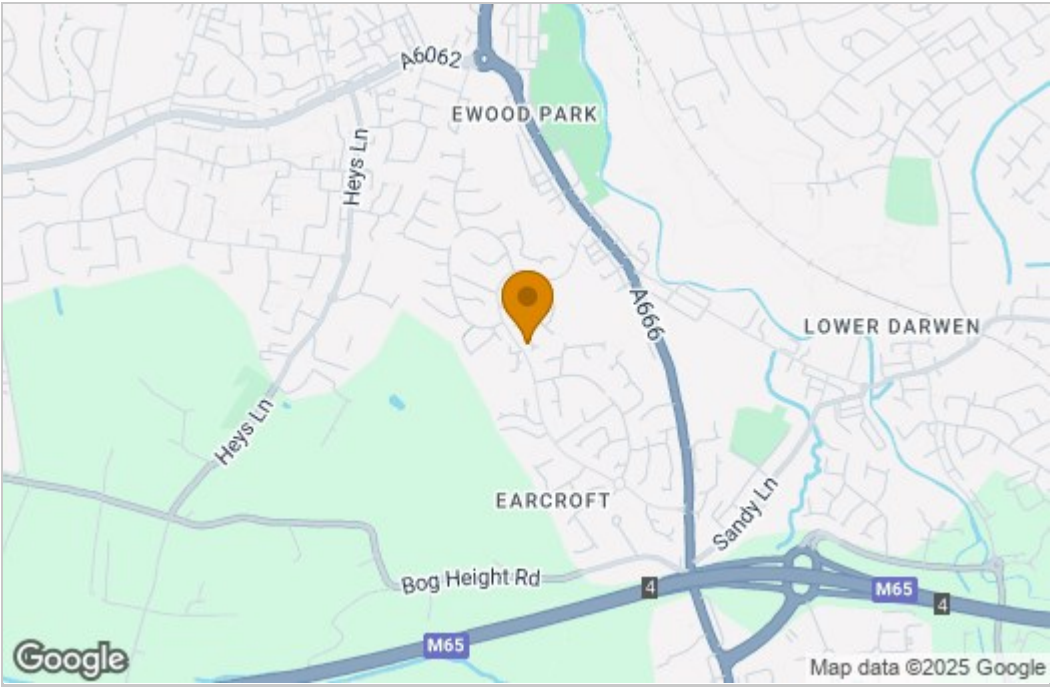


Externally this property features lawn to the front of the property and a driveway which can accommodate two cars. The entrance to the house is via the composite double glazed frosted front door. There is the added benefit of a 7KW EV charger for those with electric vehicles.

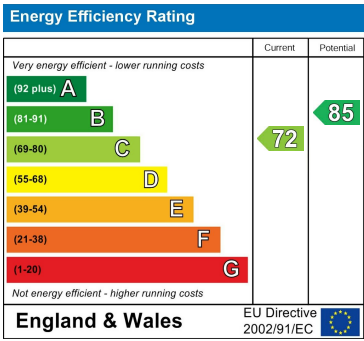
Floor Plan



Area Map



Energy Efficiency Graph



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