

**AINSWORTH LORD  
ESTATES**



**51 ELGAR CLOSE  
BLACKBURN**

**£225,000  
FREEHOLD**

STUNNING MODERN 3 BEDROOM DETACHED \*\* BEAUTIFUL MODERN LARGE KITCHEN \*\* CONSERVATORY  
\*\* LOUNGE WITH MEDIA WALL PLUS DINING ROOM \*\* MASTER BED & EN SUITE \*\* DRIVEWAY AND  
GARAGE \*\* FINISHED TO A HIGH SPEC \*\* LARGE PRIVATE GARDEN



• LARGE MODERN DETACHED FAMILY HOME • 3 LARGE BEDROOMS • MASTER BEDROOM WITH EN SUITE- FEATURES DROPPED LED CEILING WITH SOUND SYSTEM • SPACIOUS PRIVATE GARDEN • LOUNGE WITH MEDIA WALL • DINING ROOM & CONSERVATORY

## FULL DESCRIPTION

Ainsworth Lord Estates are delighted to offer for sale this Beautiful 3 Bedroom Detached Home on Elgar Close, Blackburn. Set in an idyllic location on the edge of fields this property offers spacious living accommodation with modern high spec features.

The property benefits from a front garden, driveway and garage so there is ample parking.

The property comprises of..

Hallway with storage space.

A high spec stunning fitted kitchen, which benefits from black gloss units, an integrated double oven and microwave, integrated dishwasher and washing machine, black glass angled cooker hood, hob, sink and drainer unit and tiled splash backs. There is space for an American style fridge freezer and there is a side door that leads into the garden.

Lounge, a spacious living room with a built in media wall and modern built in electric fire, there is a large window with lovely views of the garden and the room benefits from laminate flooring.

To the right of the lounge is the Dining Room, again this room benefits from spotlights, laminate flooring and a sliding door into the conservatory.

Conservatory

A bright spacious room which gets the sun all day, has lovely views of the garden and has a tiled floor.

Downstairs there is an integral door into the garage, which is currently being used a home gym, this would suit a variety of uses and could even be converted into a 4th bedroom/office.

Rear Garden, a beautiful large lawned garden which is very private and not overlooked, it spans around the property and has a side gate.

Upstairs...

Master Bedroom with En Suite, What a show stopping bedroom! It features an LED dropped ceiling feature with sound system integrated! Built in sliding mirrored wardrobe, built in media wall, and laminate flooring.

There is a modern En Suite with shower, wc and sink unit.

2nd Bedroom

A good sized double bedroom with integrated sliding wardrobes

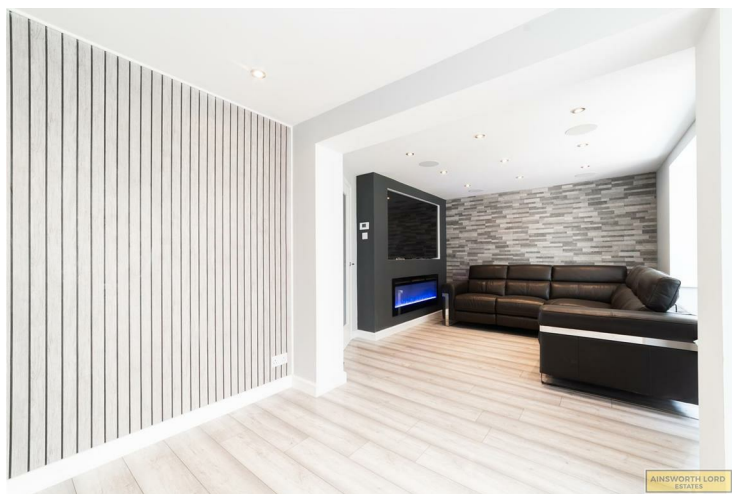
3rd Bedroom

Another spacious bedroom with laminate flooring.

Family bathroom

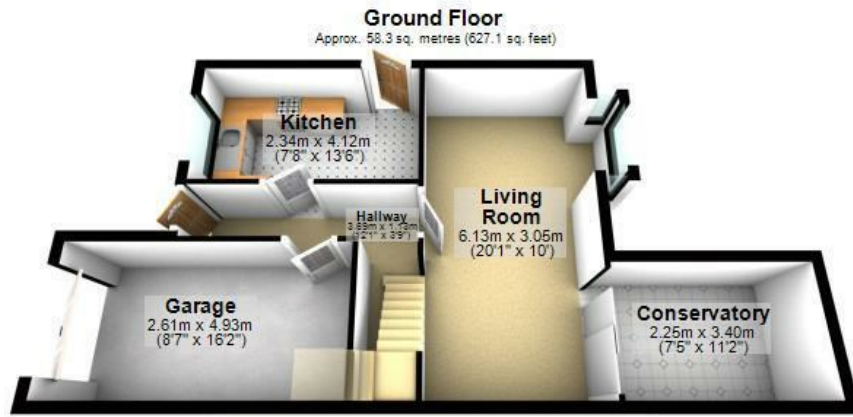
A lovely white bathroom suite with bath, WC and sink unit.

This property has been finished to a very high standard throughout, and offers spacious living accommodation with a beautiful garden, this is an ideal family home and we expect interest to be high due to the attractive asking price.

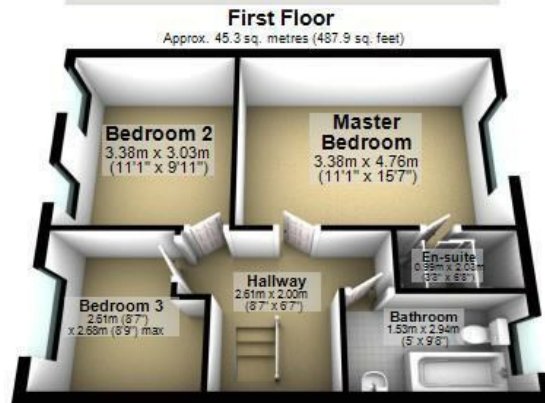


- QUIET LOCATION • DRIVEWAY & GARAGE • STUNNING QUALITY KITCHEN WITH INTEGRATED APPLIANCES • GARAGE WITH INTERNAL DOOR- CURRENTLY USED AS HOME GYM





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Total area: approx. 103.6 sq. metres (1115.0 sq. feet)

\*For illustrative purpose only\*  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>74</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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