

**AINSWORTH LORD  
ESTATES**



## **8 BEARDWOOD DRIVE BLACKBURN**

**£750,000**  
**FREEHOLD**

Welcome to this charming semi-detached house on Beardwood Drive, Blackburn! This delightful property, built in 1918, boasts a generous 4 reception rooms and 5 bedrooms, including a 1 bedroom flat - perfect for accommodating guests or as a private retreat.

Step inside to discover a superb lounge with a media wall, ideal for cosy nights in, and a spacious family dining room where you can enjoy meals with loved ones. The spacious fitted kitchen with a centre island is a chef's dream, offering ample space for culinary creations.

One of the highlights of this property is the stunning rear gardens, complete with a hot tub for relaxing evenings and a hexagon wood-fired pizza house - perfect for entertaining friends and family. Additionally, the outside bar, terraced areas, and external lighting create a welcoming ambiance for outdoor gatherings.





• AMAZING 4 BEDROOM PROPERTY • SEPERATE 1 BEDROOM FLAT • TWO RECEPTION ROOMS

## FULL DESCRIPTION

Welcome to this charming semi-detached house on Beardwood Drive, Blackburn! This delightful property, built in 1918, exudes character and history while offering modern comforts. Boasting a generous four bedrooms, including a separate one-bedroom flat, this home is perfect for accommodating guests or serving as a private retreat for family members.

Upon entering, you will be greeted by a superb lounge featuring a stylish media wall, ideal for cozy nights in or entertaining friends and family. This space seamlessly blends comfort and style, making it a perfect spot for relaxation. Adjacent to the lounge is a spacious family dining room, where you can enjoy meals with loved ones and create lasting memories. The room is designed to accommodate large gatherings, providing ample space for dinner parties or festive celebrations.

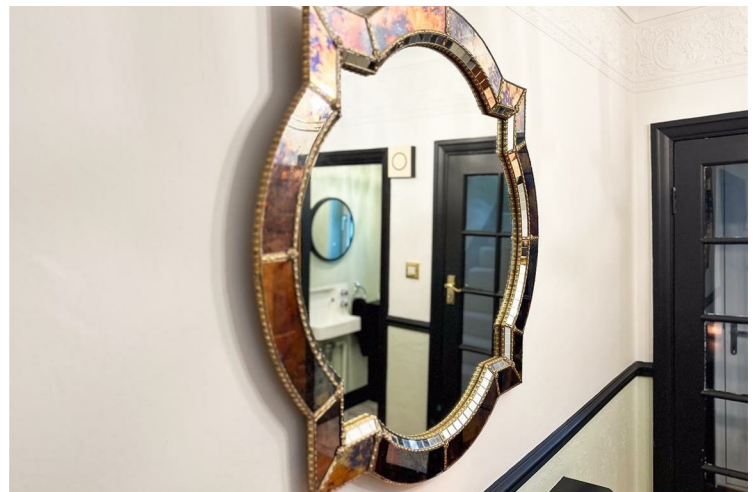
The heart of this home is undoubtedly the spacious fitted kitchen. With a central island, this kitchen is a chef's dream, offering plenty of space for culinary creations and casual dining. The well-thought-out design includes modern appliances and ample storage, making it a functional and attractive space for both everyday use and special occasions.

One of the standout features of this property is the stunning rear gardens. These beautifully landscaped gardens offer a serene escape from the hustle and bustle of daily life. Imagine relaxing evenings spent in the hot tub, enjoying the soothing warmth and tranquility. For those who love to entertain, the BBQ hut house is a delightful addition. It provides a unique and fun way to host gatherings, allowing you to impress your guests with hot BBQ food.

The outdoor space doesn't stop there. The property also features an outside bar, perfect for hosting summer parties or simply enjoying a drink in the fresh air. The terraced areas and external lighting enhance the ambiance, creating a welcoming atmosphere for outdoor gatherings, whether it's a quiet evening with family or a lively party with friends.

With four double bedrooms, this house offers plenty of room for a growing family or for those who appreciate having extra space. Each bedroom is designed with comfort in mind, providing a peaceful retreat at the end of the day. The separate one-bedroom flat is an added bonus with a state of the art fitted kitchen and a very clean modern shower room, offering flexibility for accommodating guests, extended family, or even serving as a home office or studio.

Situated in Blackburn, this property provides a peaceful retreat while still being conveniently located near amenities. The area



• FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM • LARGE FITTED KITCHEN • STUNNING REAR GARDEN

offers a blend of tranquility and convenience, with local shops, schools, and recreational facilities within easy reach. Whether you're looking for a quiet escape or a place to raise a family, this location offers the best of both worlds.

Don't miss the opportunity to make this house your home and enjoy the unique features and spacious layout it has to offer. The blend of historic charm and modern amenities makes this property truly special. Contact us today to arrange a viewing and envision the possibilities that this property holds for you. Imagine the lifestyle you can create in this beautiful home, where every detail has been carefully considered to provide comfort, style, and functionality. Your dream home awaits on Beardwood Drive, Blackburn!

ALL VIEWINGS ARE TO BE ARRANGED THROUGH AINSWORTH LORD ESTATES AND ARE STRICTLY BY APPOINTMENT ONLY.

FREE - MORTGAGE ADVICE:

For Re-Mortgages, Buy-To-Let Mortgages, and other Residential Mortgages. (Even for people with a poor credit rating).

NEVER PAY FOR MORTGAGE ADVICE. THERE IS NO NEED TO.

Our Mortgage Advisors - London & Country are one of the largest mortgage brokers in the UK, and have access to more lenders than other local mortgage providers, giving you more choice and potentially saving you thousands of pounds.

PLUS...

Our clients receive a FREE INSURANCE VOUCHER to cover your survey and legal fees in the event your purchase falls through.

We are not aware of any other agent offering this extra bonus.

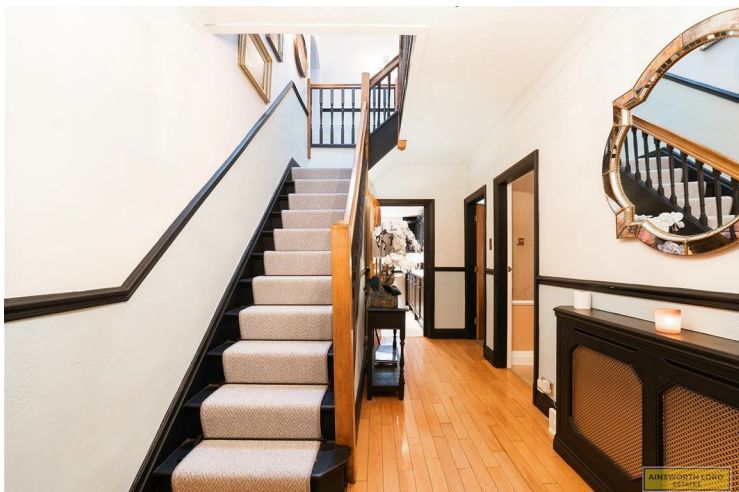
Contact us to arrange a call from our mortgage brokers - at a time to suit you, including evenings and weekends.

NOTE TO BUYERS:

Ask us about Part-Exchange on this property.

If you need to sell your property to make this purchase then speak to us. We would be happy to discuss the various options you have. We could start with a Free Market Appraisal/Valuation.

We have dozens of Cash Rich Buyers looking for properties to acquire..... who knows perhaps we could get them to make an offer on yours? Give us a call and let's see how we can get you moving.



• OUTSIDE BBQ HUT PLUS 2 BARS • LARGE DRIVEWAY FOR 3-4 CARS • OUTSIDE JACUZZI • DON'T MISS OUT ON THIS FANTASTIC PROPERTY - CALL THE OFFICE TODAY!!

Or, perhaps you don't really need to sell the house you're in? Have you considered this? You'd be surprised at the options available to you.

ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

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## Additional Information

**Local Authority** - Blackburn with Darwen Council

**Council Tax** - Band E

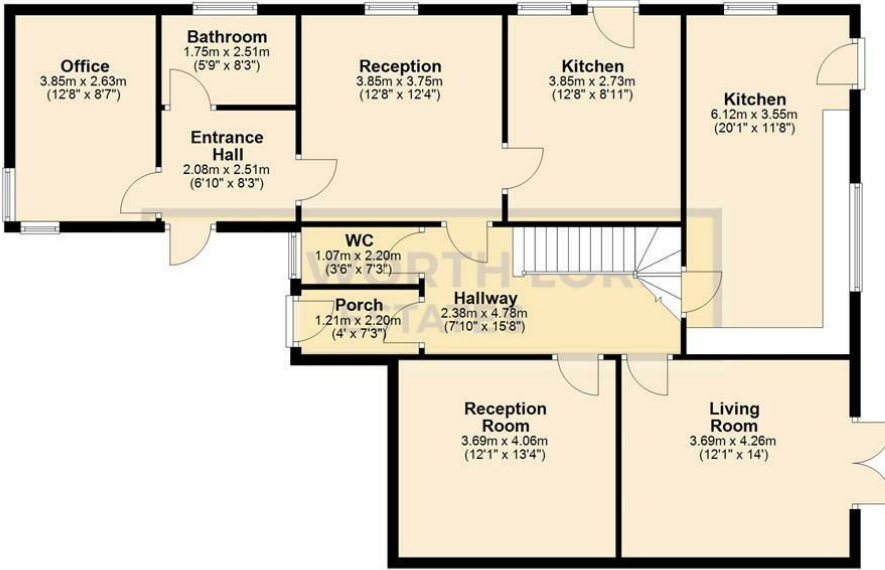
**Viewings** - By Appointment Only

**Floor Area** - 0.00 sq ft

**Tenure** - Freehold

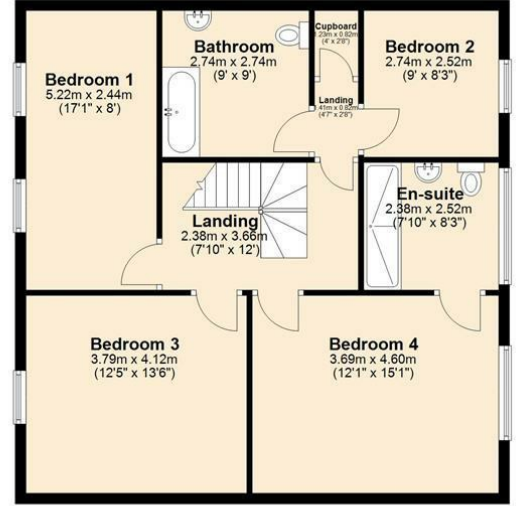
**Ground Floor**

Approx. 117.9 sq. metres (1269.4 sq. feet)



**First Floor**

Approx. 79.8 sq. metres (859.4 sq. feet)



Total area: approx. 197.8 sq. metres (2128.9 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>		
(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>		
(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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