



## Old Farmside, Blackburn

**Offers Over £239,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom, detached property situated in a quiet cul-de-sac in Blackburn. This home is ideal for families, offering generous living space throughout. Nestled in a sought-after residential area, it is conveniently located close to excellent schools, local shops, and various amenities. The property boasts fantastic travel links, with easy access to nearby public transport and the M6, M61, and M65 motorways, making it perfect for commuters. Early viewing is highly recommended to avoid disappointment.

As you enter the property, you are welcomed into a hallway that provides access to the lounge and the convenient downstairs WC. The lounge is of a good size and features a stunning media wall creating a modern and cosy atmosphere. The open-plan design seamlessly flows into the kitchen/dining room, where you'll find a contemporary kitchen with both integrated and freestanding appliances, along with ample space for a large family dining table. From the dining area, you can access the generously sized conservatory, a versatile space that would be perfect as a children's playroom or additional family room. The kitchen also offers access to the rear garden and a hallway leading to the stairs and the part-converted utility area, housed within the integral garage.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master and second bedrooms are spacious doubles, with the master benefitting from fitted wardrobes and a modern three-piece ensuite shower room. The third bedroom is a good size and would be ideal as a child's bedroom or home office. A good sized family bathroom, featuring a three-piece suite with a bath, completes the first floor.

Externally, the home offers a driveway large enough to accommodate three cars, alongside the part-converted integral garage that provides additional storage and utility space. To the rear, you'll find a large, easy-to-maintain, tiered garden featuring both flagging and artificial turf, ideal for enjoying the south-west-facing aspect. Whether you're relaxing or entertaining, the outdoor space provides the perfect retreat.

Other notable features include spotlighting throughout the lounge, new windows throughout, fibre broadband and new combo boiler. In summary, this is a fantastic family home in a highly desirable location, offering modern living with plenty of space both inside and out.





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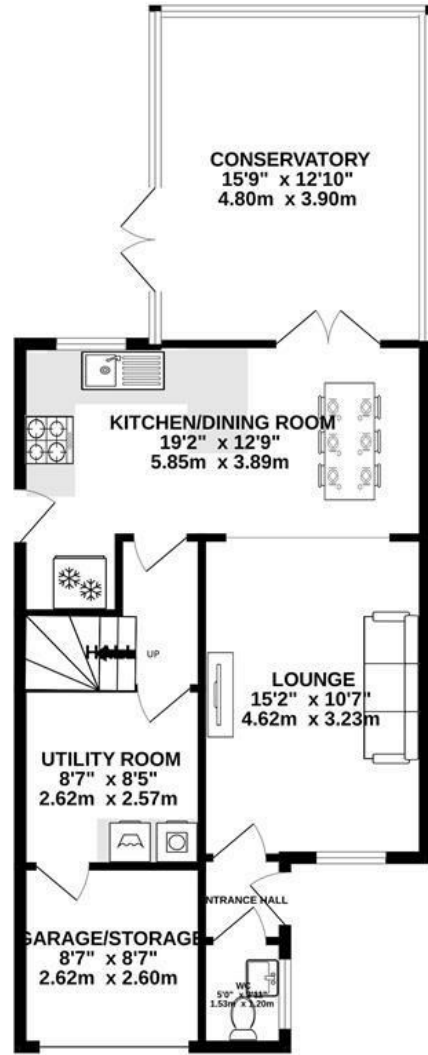




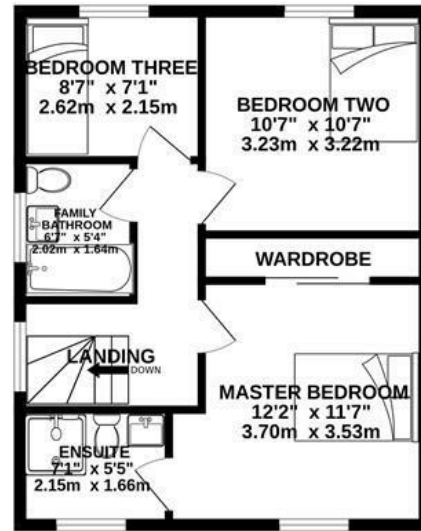


# BEN ROSE

GROUND FLOOR  
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

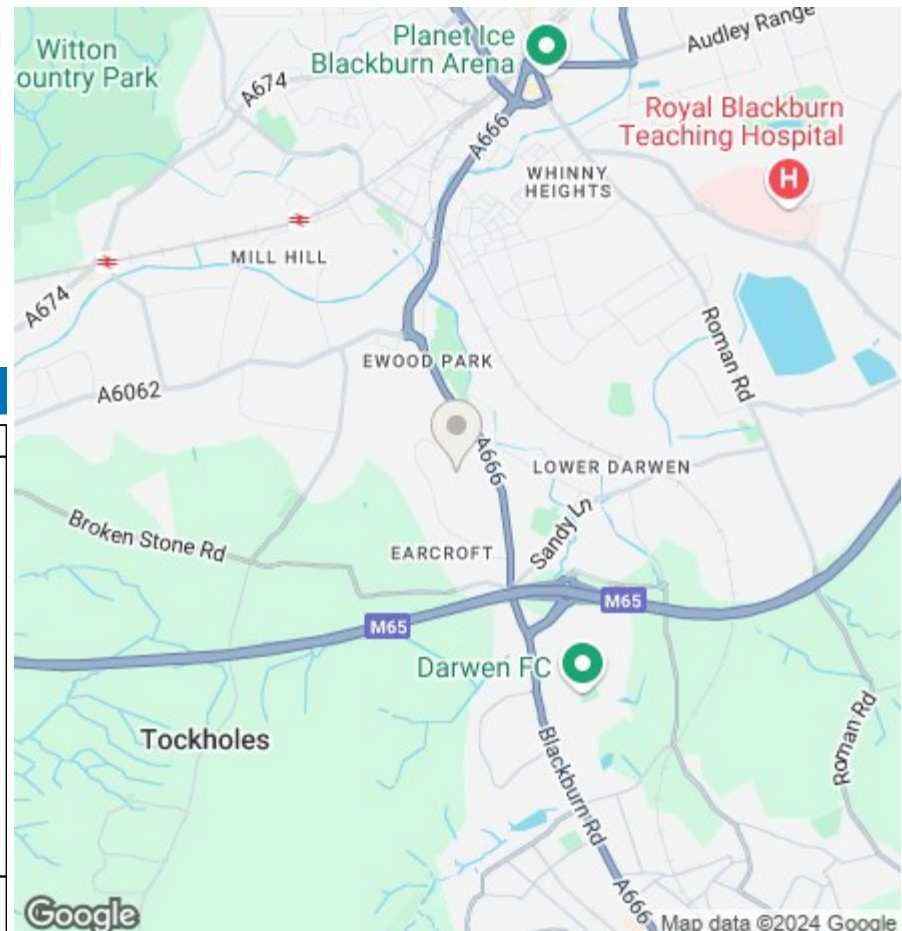


TOTAL FLOOR AREA : 1247 sq.ft. (115.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	