



Bracken Place, Blackburn

Offers Over £269,995

Ben Rose Estate Agents are delighted to present to the market this immaculately presented three-bedroom detached home, nestled in a quiet cul-de-sac within a highly sought-after area of Blackburn. Perfectly suited to families, the property offers generous living space throughout, complimented by excellent transport links including the nearby train station and easy access to the M6 and M61 motorways. Early viewing is strongly advised to avoid disappointment.

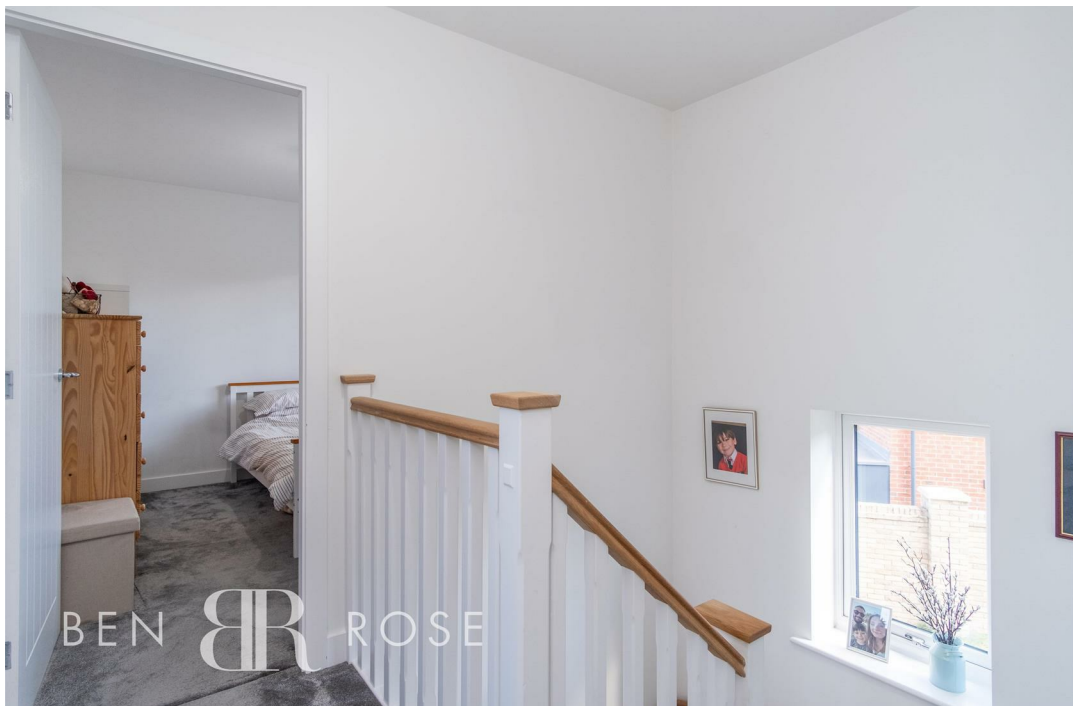
Upon entering, you are welcomed into a spacious entrance hall that provides access to all ground floor rooms, as well as the staircase and a conveniently located WC. To the left, the generously sized lounge benefits from dual aspect windows and patio doors that open out to the rear garden, allowing for an abundance of natural light and a seamless indoor-outdoor flow. Adjacent to the lounge is the modern kitchen/diner, fitted with integrated appliances including a hob, oven, fridge freezer, and dishwasher. This bright and airy space also features dual aspect windows and offers ample room for a large family dining table, making it ideal for both everyday living and entertaining.

Upstairs, the home continues to impress with three spacious double bedrooms. The two rear-facing rooms enjoy picturesque views of the surrounding countryside, while the master bedroom stands out for its particularly generous proportions and benefits from its own stylish three-piece ensuite shower room. The upper floor is completed by a large landing area and a contemporary three-piece family bathroom fitted with an over-the-bath shower.

Outside, the property boasts a sizeable rear garden, bordered by tall fencing for added privacy. The garden is mainly laid to lawn with a patio area, and gated access leads through to the driveway. At the front, a double driveway provides convenient off-road parking for two vehicles. This beautifully maintained home truly offers the ideal blend of comfort, space, and location.







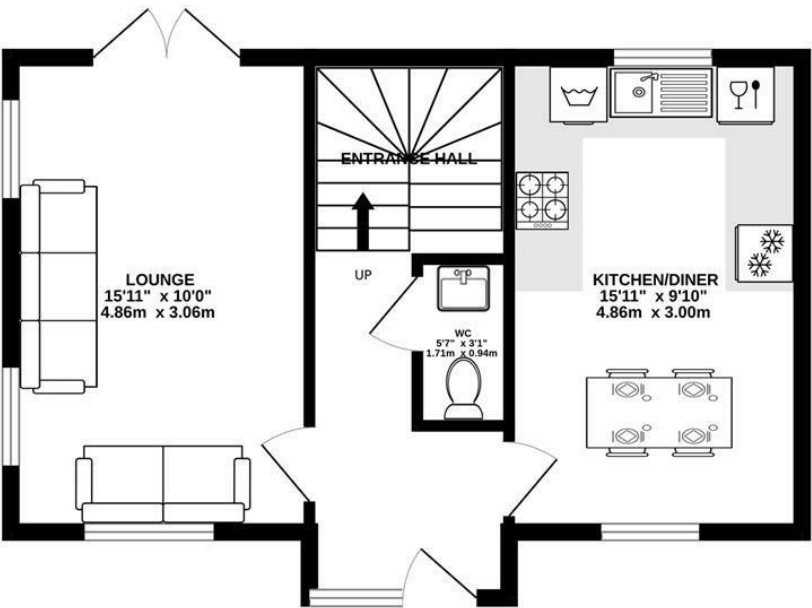




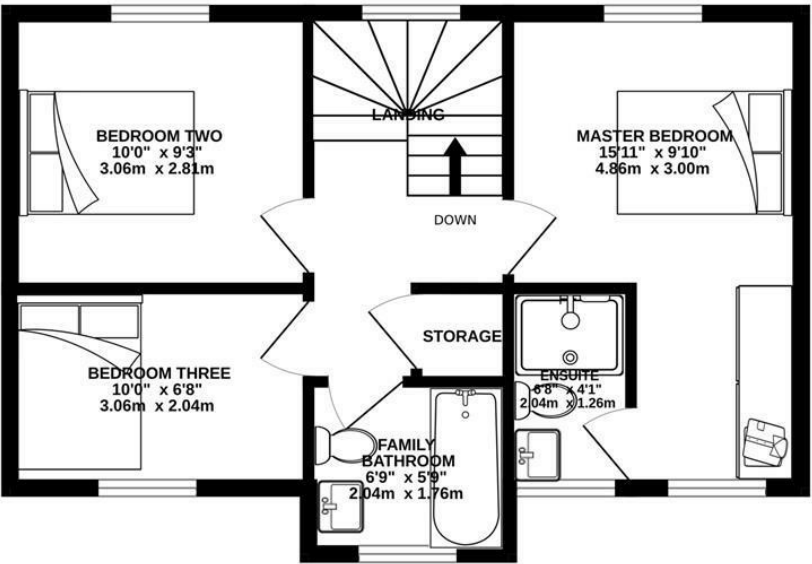


BEN ROSE

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

