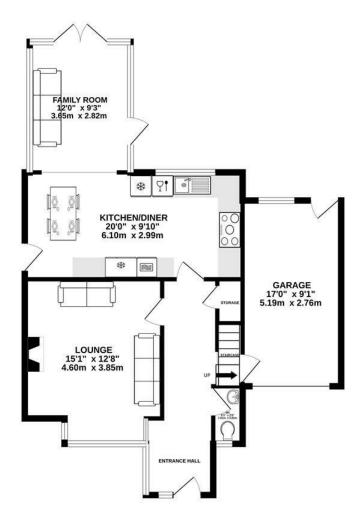
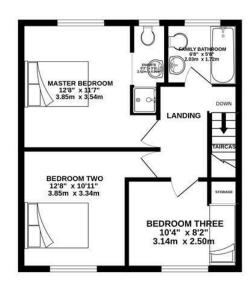
GROUND FLOOR 779 sq.ft. (72.4 sq.m.) approx

1ST FLOOR 452 sq.ft. (42.0 sq.m.) approx.

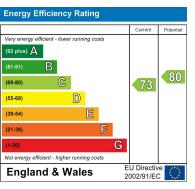


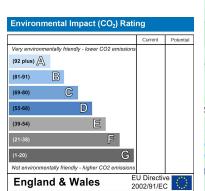


TOTAL FLOOR AREA: 1231 sq.ft. (114.3 sq.m.) approx.



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.







## BEN ROSE



## **Old Gates Drive, Blackburn**

Offers Over £299,995

Externally, the front of the property features a generous driveway offering off-road parking for multiple vehicles, leading to a single attached garage. The garage is fitted with an electric up-and-over door, internal access to the home, and a rear door leading to the garden. It also provides additional storage and is plumbed for utility appliances.

The rear garden is generously sized and thoughtfully designed, featuring sheltered patio area with modern pergola, a low-maintenance faux lawn, and a raised decking area—perfect for relaxing, entertaining, and enjoying the outdoors.

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom detached home, situated in a highly sought-after area of Blackburn. Ideal for a growing family, this home boasts versatile living space throughout. Its prime location offers proximity to superb local schools, shops, and amenities, with excellent travel links via the nearby train station and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you are welcomed into the entrance hallway, where you'll find a convenient downstairs WC and stairs leading to the upper level. To the left is the spacious lounge, featuring a charming fireplace and a beautiful bay window that overlooks the front aspect. Moving through the home, you'll enter the stunning open-plan kitchen/diner. The newly fitted kitchen boasts an integrated oven, hob, microwave, dishwasher, and wine fridge, along with ample storage space. The dining area provides plenty of room for a large family dining table and includes a single door leading to the side of the property. The kitchen/diner flows seamlessly into the bright and airy family room at the rear of the home. Currently used as a second sitting room, this versatile space offers a variety of potential uses and provides direct access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from a private en-suite shower room, while the modern three-piece family bathroom—with an over-the-bath shower—completes the upper level.















































