



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Beardwood Brow, Blackburn, BB2 7AT

### Offers Over £599,950

AN EXCEPTIONAL FAMILY HOME

Nestled in the highly desirable area of Beardwood Brow, Blackburn, this delightful modern detached house presents an exceptional opportunity for families seeking a spacious and well-appointed home. Conveniently located near local schools and just a short distance from Blackburn town centre, this property also offers easy access to the region's major road network, making it ideal for commuters.

In excellent condition throughout, the house features four generously sized bedrooms, including one with an en-suite bathroom, alongside a stylish three-piece family bathroom. The layout provides an abundance of indoor space, perfect for family living and entertaining.

One of the standout features of this unique property is its larger plot compared to neighbouring houses, offering ample outdoor space for children to play and for gardening enthusiasts to

# Beardwood Brow, Blackburn, BB2 7AT

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- Impressive Detached Property
- WC, Bathroom & En Suite To Main Bedroom
- Off Road Parking For Multiple Cars On Driveway
- EPC Rating D

- Four Bedrooms With Ample Storage
- Neutral Decor Throughout
- Freehold

- Contemporary Open Plan Dining Kitchen
- Spacious Double Garage
- Council Tax Band F

## Ground Floor

### Entrance Vestibule

7'8 x 2'10 (2.34m x 0.86m)

UPVC double glazed front entrance door, UPVC double glazed frosted window, cornice coving, Karndean flooring and hardwood single glazed door to the hallway.

### Hallway

21'8 x 17'11 (6.60m x 5.46m)

Central heating radiator, cornice coving, four feature wall lights, smoke alarm, Karndean flooring, stairs to the lower ground floor, stairs to the first floor and doors to lounge, dining kitchen, two bedrooms and WC.

### WC

6'3 x 4'4 (1.91m x 1.32m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, tiled elevations and Karndean flooring.

### Dining Kitchen

30'1 x 12'10 (9.17m x 3.91m)

Three UPVC double glazed windows, central heating radiator, range of panelled wall and base units with granite effect surfaces and tiled splashbacks, breakfast bar, composite one and a half bowl sink with drainer and mixer tap, four door Stoves range cooker with seven ring gas hob, extractor hood, space for American fridge freezer, integrated dishwasher, spotlights, part Karndean flooring, part marble effect flooring, UPVC double glazed door and French doors to the rear and hardwood single glazed sliding door to the lounge.

### Lounge

20'1 x 14'3 (6.12m x 4.34m)

Two UPVC double glazed windows, central heating radiator, gas fire with stone surround, television point, cornice coving, marble effect flooring and UPVC double glazed French doors to the rear.

### Bedroom One

14'8 x 11'8 (4.47m x 3.56m)

UPVC double glazed box bay window, central heating radiator, coving, wood effect flooring and doors to walk in wardrobe and en suite.

### En Suite

8'11 x 7'1 (2.72m x 2.16m)

UPVC double glazed frosted window, central heating radiator, panelled bath, vanity top wash basin, dual flush WC, double direct feed shower unit, tiled elevations, PVC panelled ceiling with spotlights and tile effect flooring.

### Walk In Wardrobe

8'11 x 5'8 (2.72m x 1.73m)

Fitted wardrobes, spotlights and wood effect flooring.

### Bedroom Four

9'9 x 8'11 (2.97m x 2.72m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

### Lower Ground Floor

### Hallway

14'7 x 3' (4.45m x 0.91m)

Door to the double garage.

### Double Garage

24'3 x 21'3 (7.39m x 6.48m)

Hardwood single glazed frosted window, range of grey marble wall and base units with granite effect surfaces, Belfast sink, plumbing for washing machine, space for dryer, Vaillant boiler and access to storage.

### Storage

24'3 x 15'1 (7.39m x 4.60m)

### First Floor

### Landing

12'11 x 9'9 (3.94m x 2.97m)

Velux window, central heating radiator, smoke alarm and doors to two bedrooms and bathroom.

### Bedroom Two

11'11 x 11'9 (3.63m x 3.58m)

Velux window, central heating radiator, spotlights, wood effect flooring and doors to walk in wardrobe and office/nursery.

### Office/Nursery

9'4 x 7'11 (2.84m x 2.41m)

UPVC double glazed window, spotlights and wood effect flooring.

### Walk In Wardrobe

16'2 x 6' (4.93m x 1.83m)

Spotlights and storage space.

### Storage

7'5 x 6' (2.26m x 1.83m)

### Bedroom Three

14'8 x 10'7 (4.47m x 3.23m)

UPVC double glazed window, Velux window, central heating radiator, loft access and doors to walk in wardrobe and eaves storage.

### Walk In Wardrobe

12'9 x 6' (3.89m x 1.83m)

### Eaves Storage

20'1 x 5'9 (6.12m x 1.75m)

### Bathroom

6'5 x 5'9 (1.96m x 1.75m)

Velux window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath, tiled elevations, spotlights and tiled flooring.

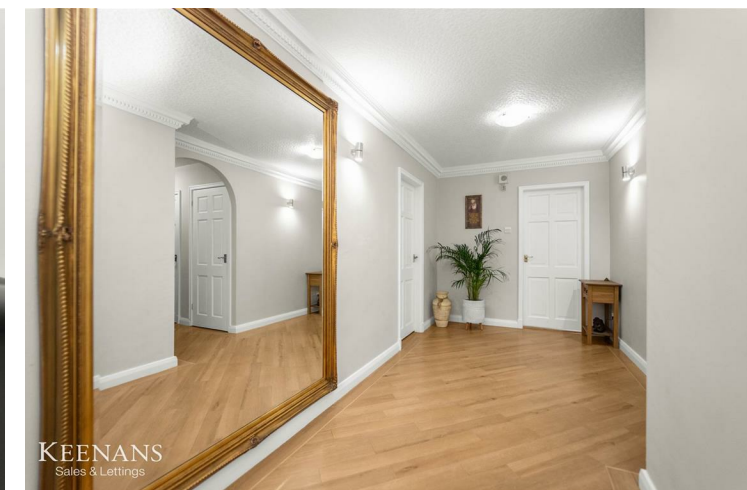
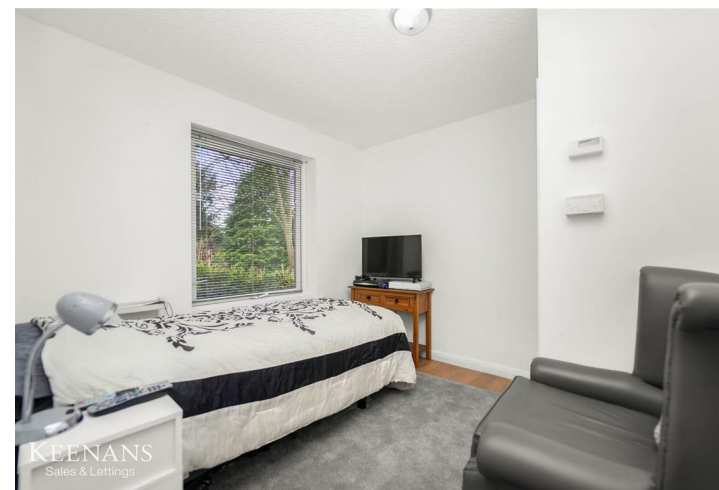
### External

### Front

Driveway providing off road parking leading to the garage and a planted garden.

### Rear

Laid to lawn garden with paving, stone chipped area and planted borders.



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