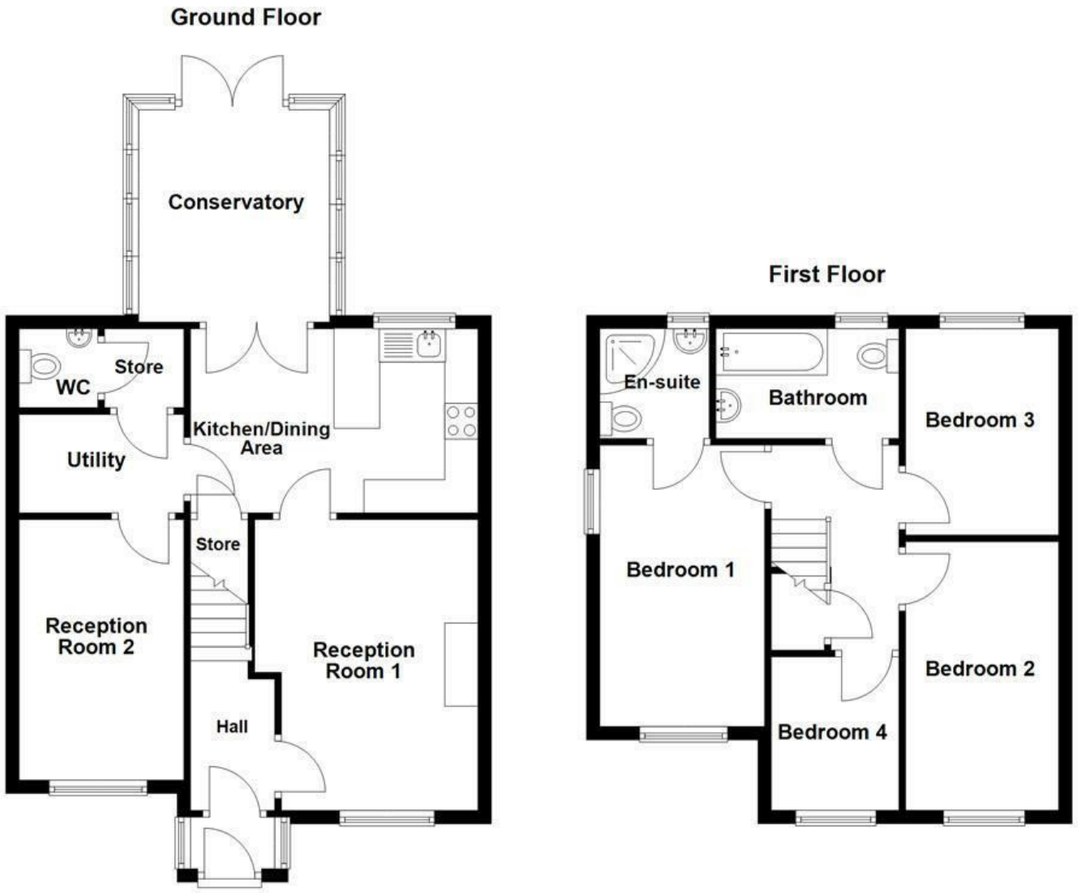
Keenans











Dale View, Blackburn, BB2 4LE

Offers Over £230,000

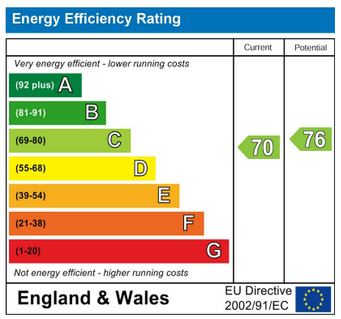
SPACIOUS FOUR-BEDROOM DETACHED HOME IN BLACKBURN

Welcome to this delightful house located in the sought-after area of Dale View, Blackburn. This property offers a perfect blend of comfort and practicality, making it an ideal family home.

As you enter, you are greeted by a spacious main lounge that provides an inviting atmosphere for relaxation and entertainment. Additionally to this, a newly added secondary reception room offers additional space, perfect for a playroom, study, or a cosy reading nook. The well-equipped kitchen is a true highlight, seamlessly leading into a bright conservatory that bathes the area in natural light, creating a lovely space for dining or enjoying your morning coffee.

For added convenience, the downstairs WC is strategically located next to the utility room, making daily chores and family life that much easier. The property boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. The master bedroom features an ensuite shower room, providing a private retreat for relaxation.

Outside, the low-maintenance yard at the rear offers a perfect spot for outdoor gatherings or simply enjoying the fresh air without the hassle of extensive upkeep. Additionally, the front of the property provides off-road parking for numerous vehicles, a valuable feature in this area.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Dale View, Blackburn, BB2 4LE

Offers Over £230,000

4 2 2 C

- Spacious Detached Property
- Four Bedrooms
- Two Bathrooms
- Modern Fitted Dining Kitchen
- Ample Living Space
- Gardens to Front and Rear
- Off Road Parking
- Tenure Leasehold
- Council Tax Band D
- EPC Rating C

Ground Floor

Entrance Porch
4'2 x 2'7 (1.27m x 0.79m)

UPVC double glazed frosted front door, two UPVC double glazed windows, spotlights, wood effect flooring and door to hall.

Hall
6'11 x 4'5 (2.11m x 1.35m)

Coving, smoke detector, wood effect flooring, door to reception room one and stairs to first floor.

Reception Room One
14'4 x 10'9 (4.37m x 3.28m)

UPVC double glazed window, two central heating radiators, coving, wall mounted electric fire, wood effect flooring and door to kitchen/dining area.

Kitchen/Dining Area
14'6 x 9'1 (4.42m x 2.77m)

UPVC double glazed window, range of high gloss wall and base units with marble effect work surfaces and splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, wood effect flooring, hardwood single glazed double doors to conservatory, door to under stairs storage and door to utility.

Conservatory
10'6 x 9'5 (3.20m x 2.87m)

UPVC double glazed windows, upright central heating radiator, tiled flooring and UPVC double glazed French doors to rear.

Utility
8'6 x 4'11 (2.59m x 1.50m)

Coving, spotlights, wood effect flooring, doors to store room and reception room two.

Store
3'11 x 3'11 (1.19m x 1.19m)

Wood effect flooring and door to WC.

WC
3'11 x 3'11 (1.19m x 1.19m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, spotlights, extractor fan and wood effect flooring.

Reception Room Two
12'10 x 8'5 (3.91m x 2.57m)

UPVC double glazed window, central heating radiator, coving, spotlights and wood effect flooring.

First Floor

Landing
10'3 x 6'4 (3.12m x 1.93m)

Coving, loft access, over stairs storage, doors leading to four bedrooms and bathroom.

Bedroom One
13'11 x 8'9 (4.24m x 2.67m)

Two UPVC double glazed windows, central heating radiator and door to en suite.

En Suite
5'5 x 4'9 (1.65m x 1.45m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, PVC panelled elevations, PVC panelling to ceiling, spotlights and wood effect flooring.

Bedroom Two
13'3 x 7'10 (4.04m x 2.39m)

UPVC double glazed window and central heating radiator.

Bedroom Three
10'5 x 7'10 (3.18m x 2.39m)

UPVC double glazed window and central heating radiator.

Bedroom Four
7'7 x 6'4 (2.31m x 1.93m)

UPVC double glazed window and central heating radiator.

Bathroom
11'0 x 5'5 (3.35m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with traditional taps and overhead direct feed rainfall shower, PVC panelled elevations, PVC panelling to ceiling, spotlights and wood effect flooring.

External

Front
Laid to lawn garden and tarmac driveway.

Rear
Enclosed garden with laid to lawn and paving.

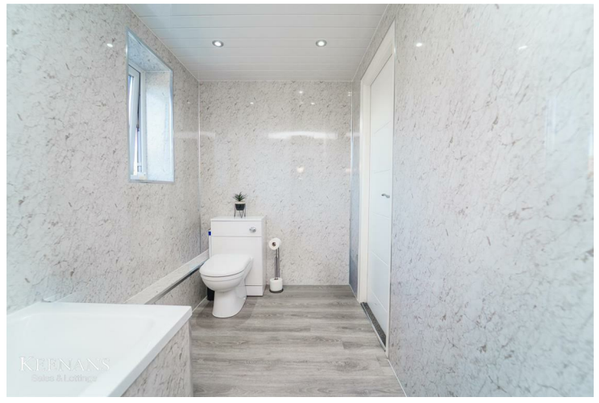




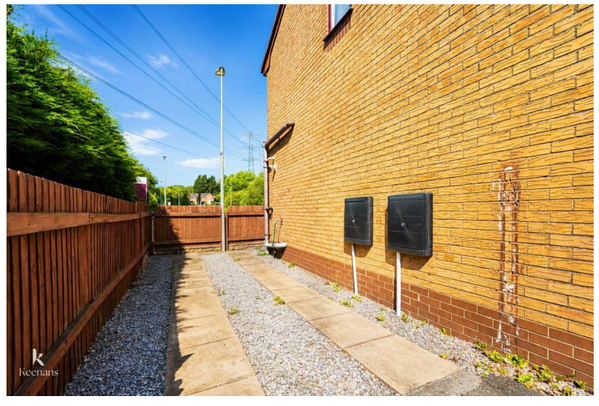












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