



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>86</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>73</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                     |           |           |

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.

# Dale View, Blackburn, BB2 4LE

## £220,000

THE PERFECT SEMI DETACHED FAMILY HOME

Welcome to this stunning house located in the desirable area of Dale View, Blackburn. This property has been meticulously updated and extended to the highest standard, showcasing immaculate presentation throughout. As you step inside, you will be greeted by spacious rooms adorned with neutral decoration and stylish interiors, creating a warm and inviting atmosphere.

The house boasts three generously sized bedrooms, each equipped with fitted wardrobes, providing ample storage space. The modern shower room is both functional and elegant, catering to the needs of a contemporary family.

One of the standout features of this home is the impressive open plan kitchen diner. This area is perfect for both entertaining and everyday living, featuring modern fixtures and fittings, as well as integrated appliances that make cooking a delight.

Situated on a quiet and sought-after estate, this property benefits from a private driveway, ensuring convenience and security. The generously sized gardens offer a wonderful outdoor space



# Dale View, Blackburn, BB2 4LE

£220,000

 3  1  1  C

- Semi-Detached Property
- Downstairs WC
- Off-Road Parking
- Tenure: Leasehold
- Three Bedrooms
- Modern Kitchen Diner
- Council Tax Band: C
- Shower Room
- Enclosed Rear Garden
- EPC Rating: C

## Ground Floor

### Entrance

UPVC double glazed frosted door to hall.

### Hall

9'4 x 5'3 (2.84m x 1.60m)

Central heating radiator, coving, wood effect laminate flooring, oak doors, stairs to reception room, WC, stairs to first floor.

### WC

6'6 x 3'5 (1.98m x 1.04m)

UPVC double glazed frosted circular window, central heating radiator, duel flush WC, pedestal wash basin with traditional taps, extractor fan, wood effect laminate flooring.

### Reception Room

15'4 x 12'1 (4.67m x 3.68m)

UPVC double glazed leaded window, central heating radiator, coving, electric fire with granite effect hearth, television point, understairs storage, wood effect laminate flooring, oak doors to kitchen diner.

### Kitchen Diner

18'2 x 15'4 (5.54m x 4.67m)

UPVC double glazed window. two Velux windows, central heating radiator, white matte wall and base units, granite surfaces, tiled splashbacks, stainless steel one and a half sink and drainer with mixer taps, integrated electric high rise oven with four ring hob and extractor hood, integrated microwave, space for fridge/freezer, plumbing for washing machine and dryer, wood effect vinyl flooring, UPVC double glazed French doors to rear.

## First Floor

### Landing

9'3 x 6'4 (2.82m x 1.93m)

Smoke alarm, loft access, coving, store cupboard, oak doors to three bedrooms and shower room.

### Bedroom One

15'4 x 8'7 (4.67m x 2.62m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and television point.

### Bedroom Two

9'2 x 8'3 (2.79m x 2.51m)

UPVC double glazed window, central heating radiator, fitted wardrobes and television point.

### Bedroom Three

8'3 x 6'1 (2.51m x 1.85m)

UPVC double glazed window, central heating radiator, fitted wardrobes and television point.

### Shower Room

6'6 x 6 (1.98m x 1.83m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, direct feed rainfall walk in shower with rinse head, tiled elevation, inset shelving, PVC panelling to ceiling, spotlights extractor fan and wood effect lino flooring.

### External

### Front

Laid to lawn garden with paving and off road parking.

### Rear

Laid to lawn garden with paving and stone chipping.

