



AN IMPRESSIVE FAMILY HOME IN A DESIRABLE LOCATION

Upon entering, you are greeted by a bright and stunning contemporary kitchen diner, which overlooks the gorgeous gardens, creating a serene atmosphere for dining and entertaining. The house boasts three spacious reception rooms, providing ample space for relaxation and family gatherings. The two living areas are particularly inviting, perfect for unwinding after a long day.

Additional highlights include a separate utility room, a downstairs WC, and a double garage with a driveway that accommodates multiple cars, making this home both practical and

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC

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Beardwood Drive, Blackburn, BB2 7AH

Offers Over £525,000



- Four Bedroom Semi Detached Family Home
 - Three Spacious Reception Rooms
 - Off Road Parking For Multiple Vehicles
 - Tenure - Freehold
- Accommodation Over Three Floors
 - Double Garage And Driveway
 - EPC Rating - TBC
- Stunning Contemporary Kitchen Diner
 - Beautifully Presented Throughout
 - Council Tax Band - E

Ground Floor

Entrance

Hardwood door to entrance vestibule.

Entrance Vestibule

4'10 x 4'7 (1.47m x 1.40m)

Tiled flooring, hardwood frosted door to hall.

Hall

13'5 x 11'6 (4.09m x 3.51m)

Central heating radiator, coving, smoke alarm, doors to reception room one, reception room two, kitchen, WC and stairs to first floor.

WC

7'7 x 2'11 (2.31m x 0.89m)

Hardwood frosted window, central heating radiator, two piece suite comprising of a dual flush WC and a vanity top wash basin with mixer tap, coving, feature wall light, wood effect lino flooring.

Reception Room One

14'5 x 13'4 (4.39m x 4.06m)

Two UPVC double glazed windows, central heating radiator, coving, ceiling rose, gas fire, wood effect laminate flooring.

Reception Room Two

16'3 x 14'4 (4.95m x 4.37m)

UPVC double glazed bay window, central heating radiator, marble open fire fireplace, coving. smoke alarm, ceiling rose.

Kitchen/ Dining Room/

Conservatory

25'8 x 25'6 (7.82m x 7.77m)

Surrounding UPVC triple glazed windows, UPVC double glazed frosted window, three central heating radiators, feature wall lights, panelled wall and base units, granite surfaces, sink and integrated drainer ridges with mixer tap, five ring gas burner hob, extractor hood, integrated dishwasher, double Neff oven, understairs storage, door to utility room, spotlights, smoke alarm, wood effect laminate flooring, UPVC double glazed door to rear.

Utility Room

7'2 x 6'7 (2.18m x 2.01m)

UPVC frosted leaded window, central heating radiator, ceramic sink with traditional taps, plumbing for washing machine, Worcester boiler.

First Floor

Landing

15'9 x 11'9 (4.80m x 3.58m)

UPVC double glazed leaded window, central heating radiator, smoke alarm, dado rail, doors to three bedrooms and bathroom.

Bedroom One

15'8 x 14'6 (4.78m x 4.42m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, fitted wardrobes.

Bedroom Two

13'5 x 13'3 (4.09m x 4.04m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, fitted wardrobes.

Bedroom Three

12'5 x 11'6 (3.78m x 3.51m)

Two UPVC leaded window, fitted wardrobes, wood effect laminate flooring.

Bathroom

9'10 x 5'10 (3.00m x 1.78m)

Two UPVC double glazed leaded windows, central heating radiators, four piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, enclosed direct feed shower, spotlights, extractor fan, tiled elevations and tiled flooring.

Second Floor

Loft Room

17'1 x 16'7 (5.21m x 5.05m)

Three Velux windows, central heating radiator, eaves, wood effect lino flooring, door to shower room.

Shower Room

5'11 x 5'6 (1.80m x 1.68m)

Velux window, chrome heated towel rail, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap and an enclosed direct feed shower, spotlights, tiled elevations, lino flooring.

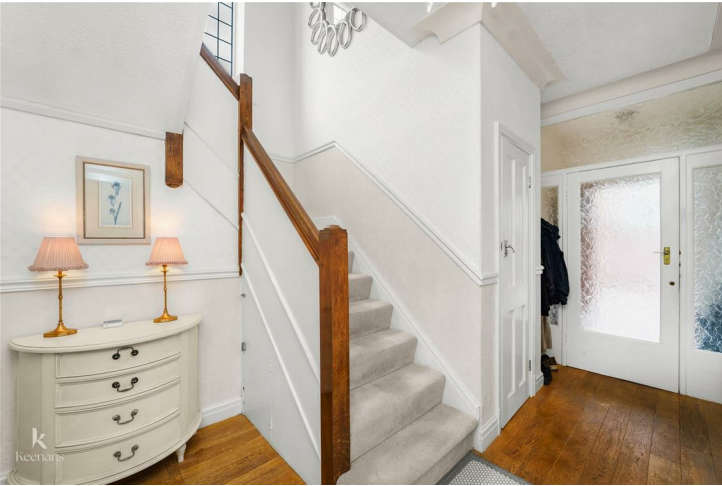
External

Rear

Enclosed laid to lawn garden, block pathway, driveway, garage, mature shrubbery and bedding areas.

Front

Driveway, block pathway, bedding areas, mature shrubbery, laid to lawn garden. EV charger.



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