



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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## Horden View, Blackburn, BB2 5DH

### Offers Over £199,950

IMMACULATE SEMI DETACHED FAMILY HOME

Welcome to this immaculate semi-detached home located in the desirable area of Horden View, Blackburn. This property is an ideal family home, boasting a perfect blend of comfort and modern living.

As you enter, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features three generously sized bedrooms, providing ample space for family members or guests. The modern three-piece bathroom suite is tastefully designed, ensuring both style and functionality.

The heart of the home is the open-plan dining kitchen, which serves as a fantastic social space for family gatherings and dinner parties. This layout encourages interaction and creates a welcoming environment for all.

# Horden View, Blackburn, BB2 5DH

Offers Over £199,950



- Immaculate Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Perfect First Home
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Porch

5'9 x 4'11 (1.75m x 1.50m)

UPVC double glazed front door, UPVC double glazed windows, meter cupboard, lino flooring and door to reception room.

### Reception Room

14'8 x 14'5 (4.47m x 4.39m )

Two UPVC double glazed windows, central heating radiator, wall mounted electric fire, television point, hardwood single glazed double doors to kitchen/dining area and stairs to first floor.

### Kitchen/Dining Area

17'2 x 14'6 (5.23m x 4.42m)

Three UPVC double glazed windows, two central heating radiators, range of panelled wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, under stairs storage, part wood effect lino flooring, door to pantry and UPVC double glazed frosted door to rear.

## First Floor

### Landing

7'9 x 6'0 (2.36m x 1.83m)

UPVC double glazed window, central heating radiator, loft access, smoke detector, doors leading to three bedrooms and bathroom.

### Bedroom One

13'2 x 8'4 (4.01m x 2.54m )

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Two

9'4 x 8'4 (2.84m x 2.54m )

UPVC double glazed window and central heating radiator.

### Bedroom Three

10'2 x 5'11 (3.10m x 1.80m)

UPVC double glazed window, central heating radiator and over stairs storage.

## Bathroom

5'9 x 5'5 (1.75m x 1.65m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, spotlights, tiled elevations and wood effect lino flooring.

## External

### Rear

Enclosed garden with Indian stone paving and stone chippings.

### Front

Block paving, stone chippings, tarmac driveway and access to garage.



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