

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	81
(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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## Old Farmside, Blackburn, BB2 4UL

### Offers Over £300,000

A SUPERB DETACHED FAMILY HOME WITH NEWLY FITTED KITCHEN!

Flowing internally with an abundance of natural light and neutrally finished, contemporary styled interiors, painted throughout with Farrow and Ball, this four bedroom detached family home offers versatile living solutions for a growing family! Tucked away down a private drive at the end of a cul-de-sac, this stunning family home boasts a newly fitted kitchen and downstairs WC and is ready to move straight in to and offers easy access to local amenities and major commuter routes along the M65 towards Preston and Burnley.

The property comprises briefly, to the ground floor; entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a spacious reception room, downstairs WC and utility room. The reception room has open access to the dining which leads to a stunning breakfast kitchen. The utility room also provides access to the newly fitted breakfast kitchen which has a range of contemporary units with complementary work surfaces and French doors providing access to the rear garden. To the first floor is a landing with doors leading to four bedrooms and a three-piece family bathroom suite. The main bedroom has an en-suite shower room.

Externally the property boasts an enclosed rear laid to lawn garden with decked patio area. The front of the property also has a laid to lawn garden with bedding areas, gravel chipped off-road parking for three vehicles and a driveway leading to a detached brick built garage.

For further information, or to arrange a viewing, please contact our Blackburn team at your earliest convenience.

# Old Farmside, Blackburn, BB2 4UL

Offers Over £300,000

 4  2  1  C

- Detached Family Home
- En-Suite To Master
- Driveway & Garage
- Four Bedrooms
- Good Sized Corner Plot
- Front & Rear Gardens
- Beautifully Presented
- Newly Fitted Kitchen
- Must Be Viewed

## Ground Floor

### Entrance

Composite double glazed frosted door leads to the hallway.

### Hallway

6'11 x 6'5 (2.11m x 1.96m)

Karndean flooring, central heating radiator, stairs to the first floor and doors lead to reception room one, utility, kitchen and to the WC.

### WC

5'9 x 4'7 (1.75m x 1.40m)

UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin with mixer tap and tile effect flooring.

### Reception Room One

15'10 x 11'1 (4.83m x 3.38m)

Two UPVC double glazed windows, two central heating radiators, feature fireplace with a living flame gas fire, Karndean flooring and an opening leads to the dining room.

### Dining Kitchen

24'4 x 10'10 (7.32m x 3.05m)

Two UPVC double glazed window, two central heating radiator, a range of wall and base units, laminate worktops, gas hob, extractor fan, electric oven, integrated fridge freezer, integrated dishwasher, one and half bowl sink, Karndean flooring, access to under-stairs storage, UPVC double glazed French doors lead to the rear and open to the utility.

### Utility

9'4 x 5'8 (2.84m x 1.73m)

Stainless steel sink, drainer and mixer tap, plumbing for a washing machine, Glow-worm central heated boiler, Karndean flooring and a composite double glazed door leads to the side elevation.

## First Floor

### Landing

Access to the roof space and doors leading to the bathroom and to four bedrooms.

### Bedroom One

15'10 x 11'4 (4.83m x 3.45m)

UPVC double glazed window, central heating radiator, fitted wardrobes and a door leads to the en-suite.

### En-Suite

7'11 x 4'4 (2.41m x 1.32m)

UPVC double glazed window, three piece suite comprises: low basin WC, pedestal wash basin, shower enclosure, central heating radiator, Karndean flooring, part-tiled elevations and a shaver point.

### Bedroom Two

12'5 x 9'5 (3.78m x 2.87m)

UPVC double glazed window, central heating radiator, fitted wardrobes, airing cupboard with hot water cylinder.

### Bedroom Three

9'3 x 8'4 (2.82m x 2.54m)

UPVC double glazed window and a central heating radiator.

### Bedroom Four

9'4 x 7'10 (2.84m x 2.39m)

UPVC double glazed window and a central heating radiator.

### Bathroom

7'3 x 6'2 (2.21m x 1.88m)

UPVC double glazed window, central heating radiator, three piece suite comprises: a tiled bath with a triton electric shower overhead, pedestal wash basin, low basin WC, tiled elevations, Karndean flooring, extractor fan and spotlights.

### External

#### Front

A driveway providing off-road parking for numerous vehicles leading to a detached brick built garage, and a laid to lawn garden.

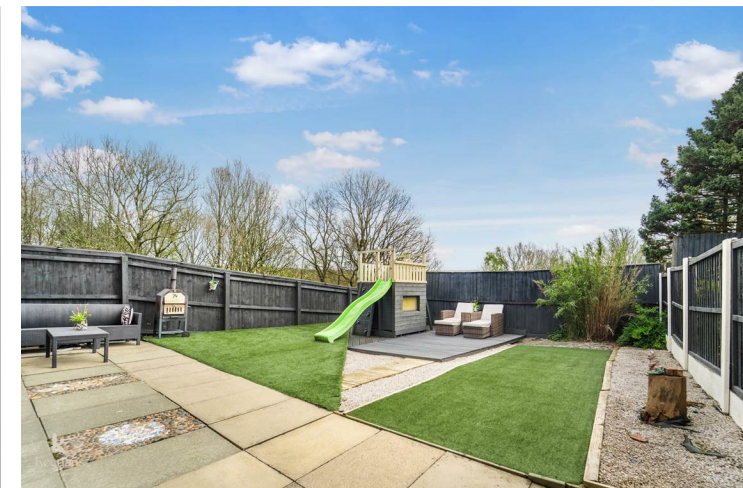
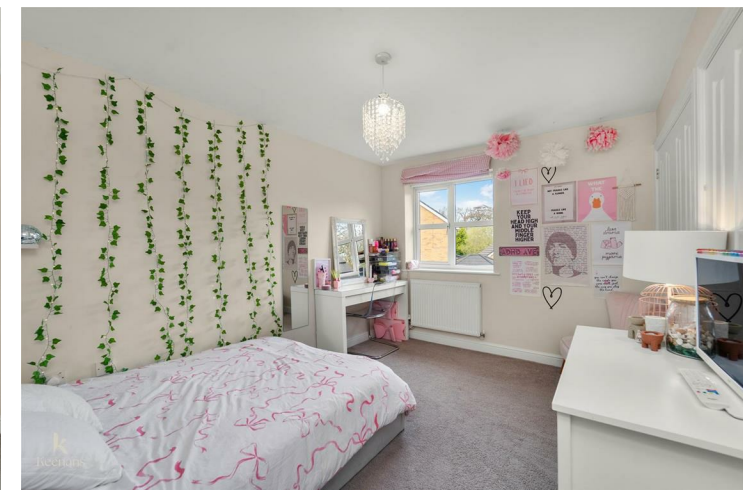
#### Garage

17'3 x 9'1 (5.26m x 2.77m)

Up and over door and power supply.

#### Rear

Enclosed artificial lawn part Indian stone paving, stone chippings and composite decking.



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