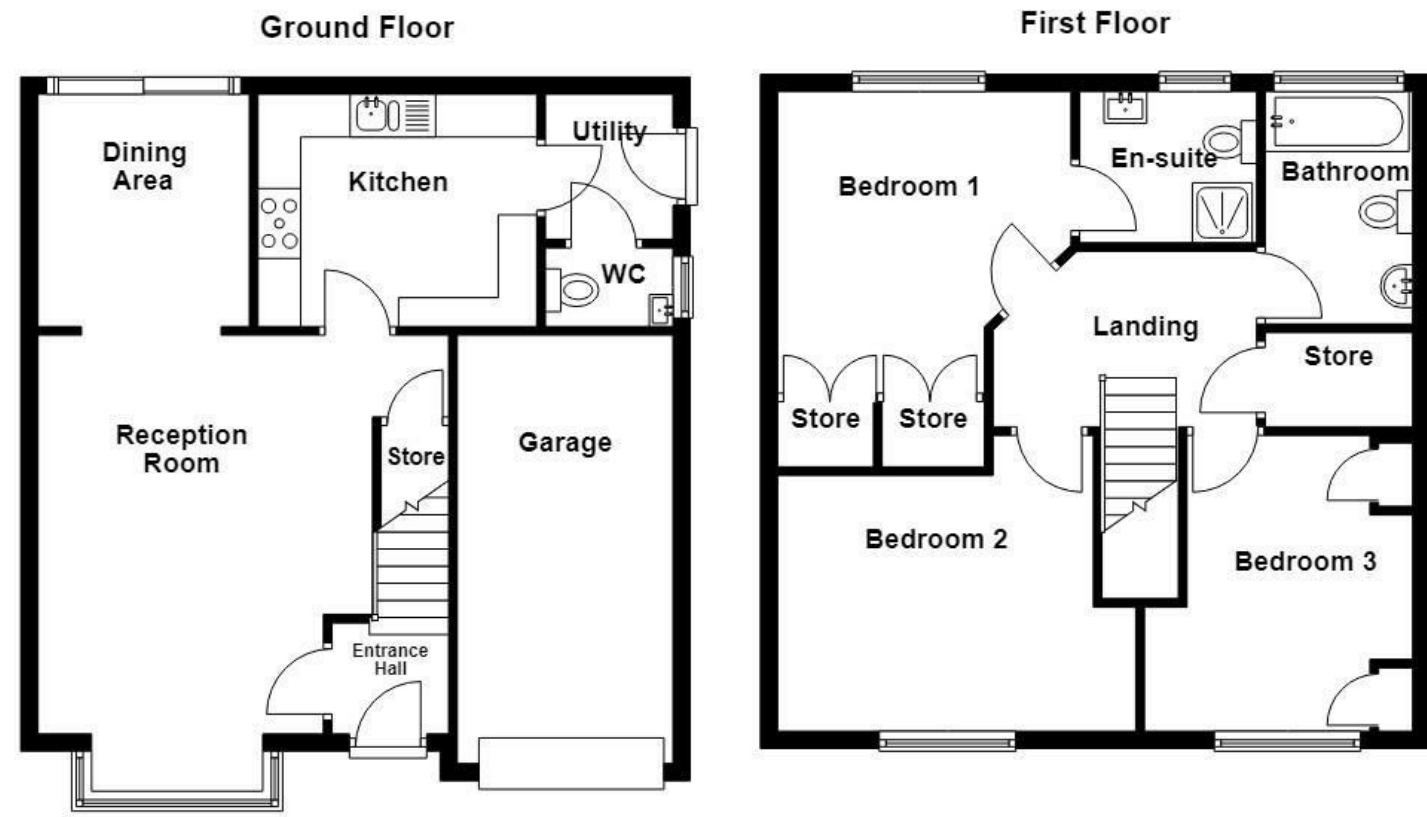




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Dalglish Drive, Blackburn, BB2 4FU

Offers Over £275,000

THE PERFECT FAMILY HOME

Situated in the highly sought-after area of Blackburn, Dalglish Drive presents an exquisite detached family home that epitomises modern living. This property has been meticulously maintained and showcases immaculate presentation throughout, offering spacious rooms that cater perfectly to family life. Significant improvements have been made to enhance the home's functionality and efficiency. The gutters and downpipes have been replaced with durable PVC, while a state-of-the-art digital fob alarm system ensures security. The property is equipped with solar panels, contributing to energy efficiency, and the boiler, which is just seven years old, has been fully serviced for peace of mind. The kitchen features digital electric underfloor heating, providing a warm and inviting atmosphere, while the gas central heating system is complemented by a Nest remote digital thermostat for convenient temperature control. Lighting is a key feature of this home, with ninety percent of the house benefiting from dimmable options, allowing for a tailored ambience. The garden lighting is also digital, complete with electric points and a full drainage system, making it ideal for outdoor entertaining. The three double bedrooms allow for a growing family to have their own space, whilst the two bathrooms offer conveniency in a busy household. The fully landscaped south facing garden is truly the heart of this property, designed with care to maximise every inch of space, creating a serene outdoor retreat. Additionally, the driveway accommodates four vehicles, including a generous space suitable for a motorhome or caravan, ensuring ample parking for family and guests.

Dalglish Drive, Blackburn, BB2 4FU

Offers Over £275,000

3 2 2 B

- Tenure Freehold
 - Off Road Parking For Numerous Vehicles
 - Two Bathrooms And Downstairs WC For Convenience
 - Easy Access To Major Network Links
- Council Tax Band D
 - Three Bedroom Detached Home With Solar Panels
 - Landscaped Garden
- EPC Rating B
 - Ideal Family Home With Viewing Essential
 - Under Floor Heating

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

4'6 x 4'3 (1.37m x 1.30m)

Central heating radiator, coving, smoke alarm, wood effect laminate floor, door to the reception room, staircase to the first floor.

Reception Room

16'7 x 15'5 (5.05m x 4.70m)

UPVC double glazed box window, central heating radiator, coving, two feature wall lights, gas living flame fire with a limestone effect hearth and surround, television point, under staircase storage cupboard, wood effect laminate flooring, open to the dining area, door to the kitchen.

Dining Area

8'11 x 8'1 (2.72m x 2.46m)

Central heating radiator, coving, wood effect laminate flooring, UPVC double glazed French doors to the rear.

Kitchen

10'8 x 8'11 (3.25m x 2.72m)

UPVC double glazed window, a range of cream high gloss wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, three door Belling range cooker with a five ring gas hob and extractor hood, integrated fridge freezer and wine cooler, under unit lighting, tiled flooring, door to the utility room.

Utility Room

5'7 x 4'11 (1.70m x 1.50m)

Panelled wall units, granite effect surface, tiled splash backs, plumbing for washing machine and dryer, Vaillant boiler, extractor fan, tiled flooring, door to the WC, UPVC double glazed frosted door to the rear.

WC

4'11 x 3 (1.50m x 0.91m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled flooring.

First Floor

Landing

9'2 x 5'6 (2.79m x 1.68m)

Central heating radiator, smoke alarm, loft access, storage cupboard, doors to three bedrooms and bathroom.

Bedroom One

11'7 x 11'4 (3.53m x 3.45m)

UPVC double glazed window, central heating radiator, two integrated double wardrobes, television point, door to the en suite.

En Suite

6'9 x 5'9 (2.06m x 1.75m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a low basin WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevations, extractor fan.

Bedroom Two

13'9 x 11'4 (4.19m x 3.45m)

UPVC double glazed window, central heating radiator, integrated desk.

Bedroom Three

11'3 x 10'5 (3.43m x 3.18m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bathroom

8'5 x 5'7 (2.57m x 1.70m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a panelled bath with mixer tap and rinse head, low basin WC, pedestal wash basin with traditional taps, tiled elevations, extractor fan.

External

Rear

Enclosed tiered south facing garden with slate paving, artificial lawn, stone chippings, bedding, mature shrubs and pergola.

Front

Imprinted concrete driveway for four cars (including a motorhome).

