



Fern Crescent, Blackburn

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached property, situated on a quiet crescent in a highly sought-after area of Blackburn. This modern family home has been finished to an exceptional standard throughout, offering stylish and contemporary living accommodation ready to move straight into. Set within a peaceful residential location, the property is ideally positioned close to a range of local amenities, including shops, supermarkets, well-regarded schools, and leisure facilities. Excellent transport links are also close by, with Cherry Tree train station within walking distance and Blackburn train station providing direct connections, alongside easy access to the M6 and M61 motorways, making it perfectly suited for commuters travelling to Preston, Manchester, and beyond.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC/utility room is located alongside the staircase to the upper level. Directly ahead, you will enter the bright and spacious lounge/diner. Spanning the full width of the home, this open plan room offers versatile space for both a living area and a separate dining space, with double patio doors leading directly out to the rear garden. Double doors also open into the modern kitchen, creating a lovely flow throughout the home. The contemporary fitted kitchen is generously sized and offers ample storage, along with integrated appliances including a fridge, freezer, oven, hob, and dishwasher.

Moving upstairs, you will find three well proportioned bedrooms, with the master bedroom benefiting from a private ensuite shower room. A three piece family bathroom with an over the bath shower completes this level.

The home also includes a spacious fully boarded loft with convenient pull down ladder access, providing excellent additional storage.

Externally, the home enjoys an open outlook over a green to the front. To the rear is a well maintained garden featuring a lawn and decked patio, perfect for relaxing or entertaining in the sunshine. A gate from the garden leads to a private residents' parking area, where the property benefits from one allocated parking space. Here, you will also find access to the detached single garage, which offers practical additional storage with an up and over door. There is also plenty of additional parking available at the front of the property.

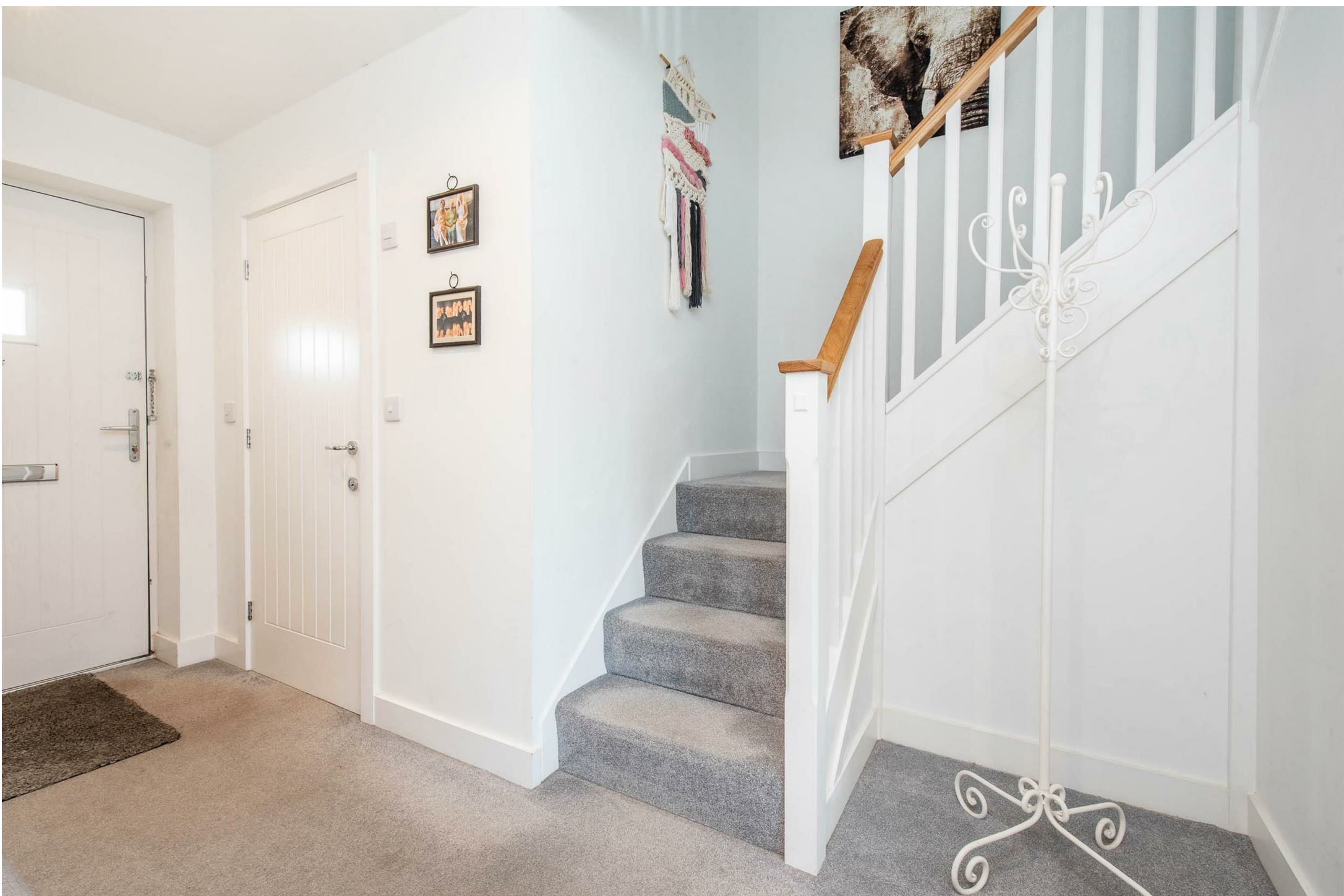








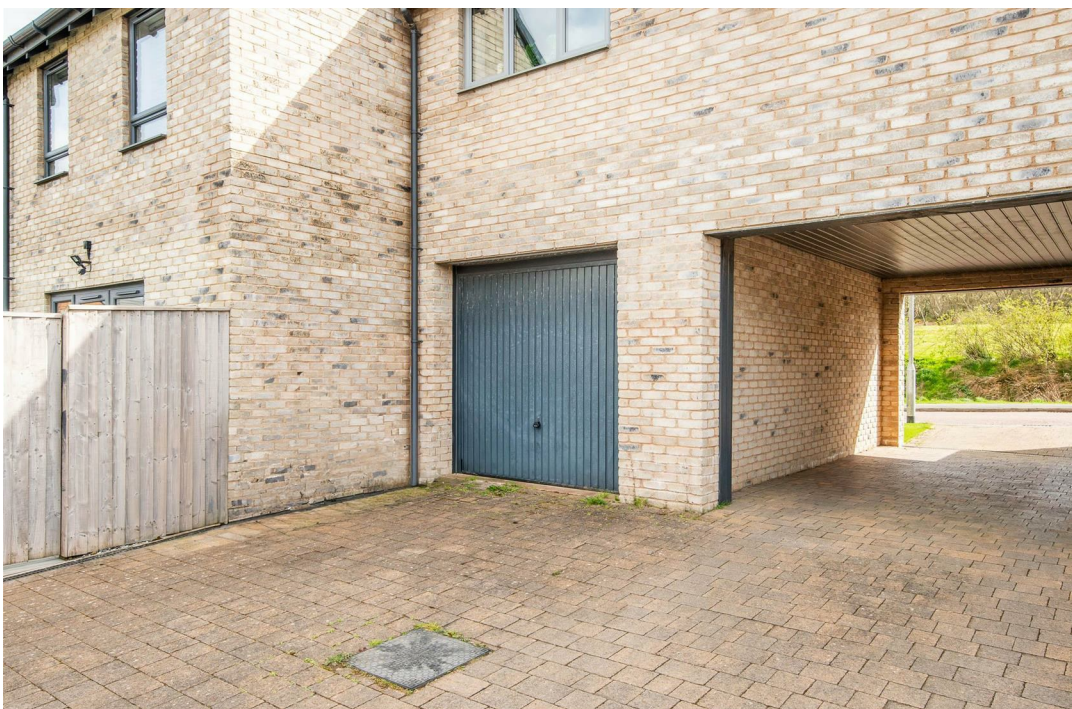








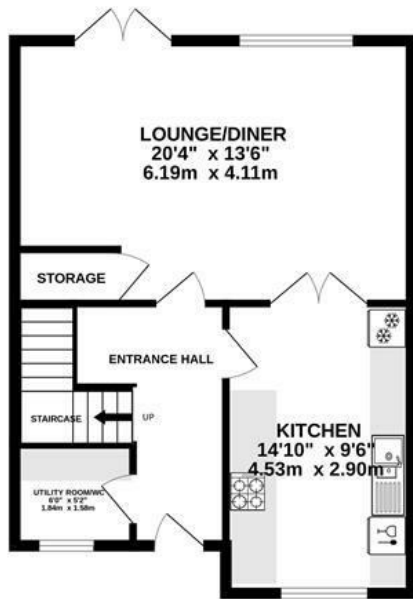
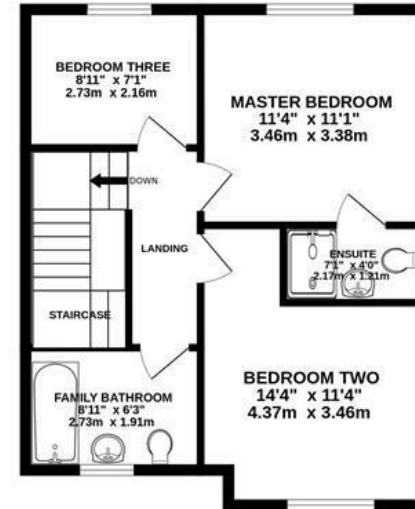
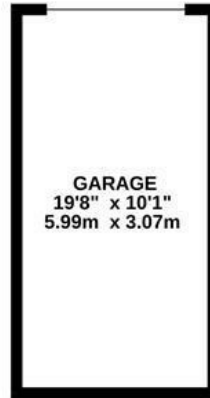




BEN ROSE

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.

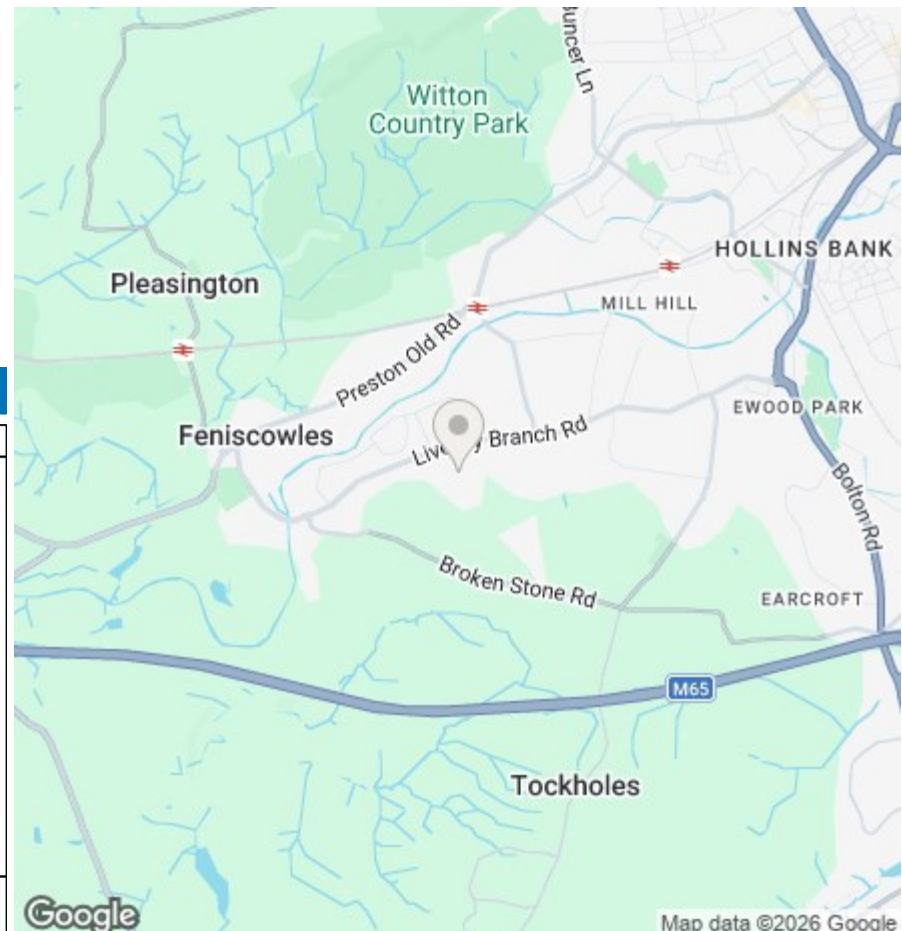


TOTAL FLOOR AREA: 1243 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	