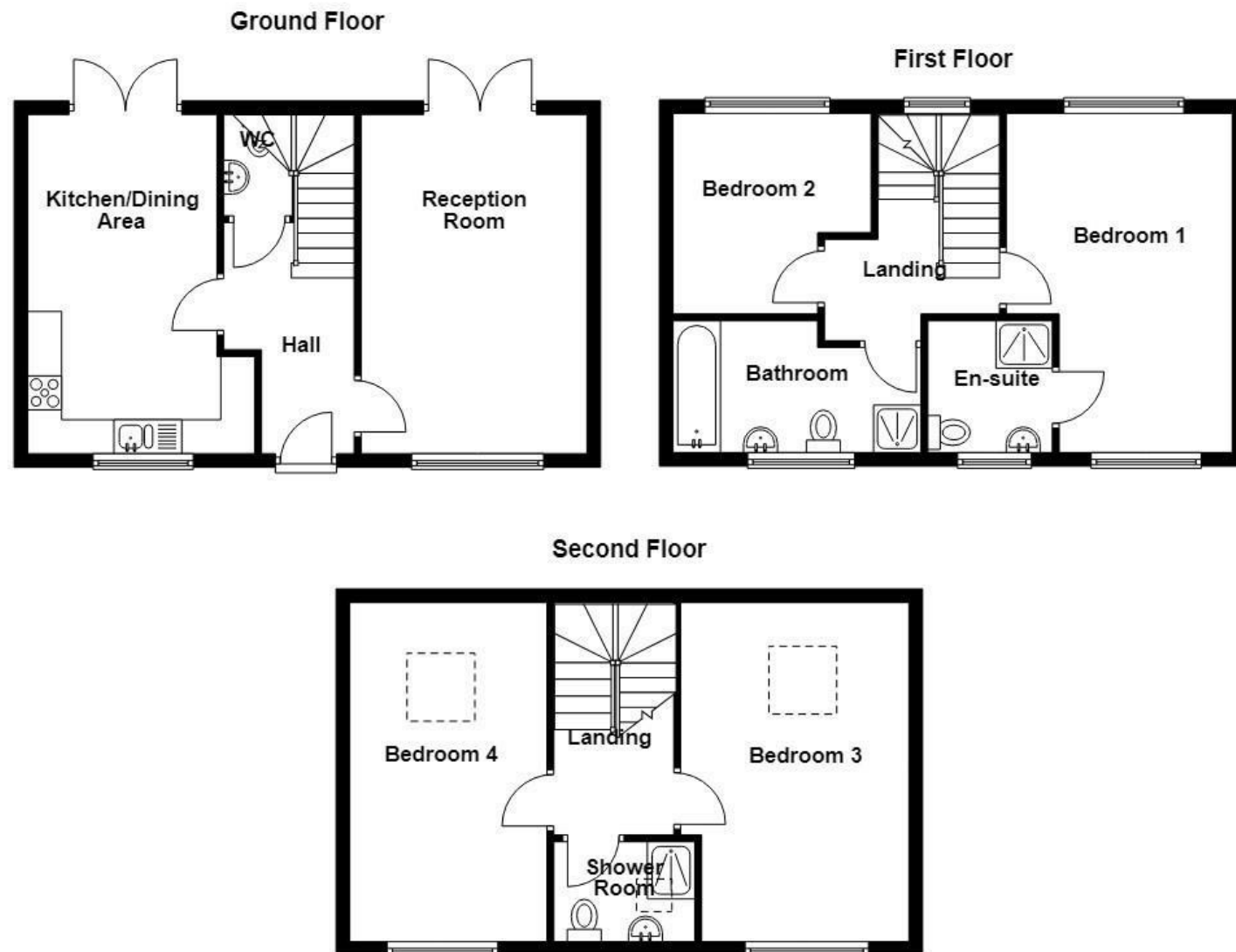




| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>94</b> |
| (81-91) <b>B</b>                            | <b>84</b> |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Wilkinson Walk, Blackburn, BB2 7GY

### Offers Over £335,000

EXQUISITE FOUR BEDROOM DETACHED FAMILY HOME

Welcome to this splendid four-bedroom detached house located on Wilkinson Walk in Blackburn. This impressive property boasts a generous layout spread over three floors, making it an ideal family home.

As you enter, you are greeted by a bright and cosy lounge, perfect for relaxing with family or entertaining guests. The modern kitchen diner is a delightful space, offering ample room for family meals and gatherings. The ground floor also features a convenient downstairs WC, enhancing the practicality of the home.

The first floor is home to the master bedroom, which includes an en suite shower room, providing a private retreat for the homeowners. Additionally, there is a well-appointed family bathroom on this level, as well as a second bedroom. Ascending to the second floor, you will find two more spacious double bedrooms, along with a further shower room, ensuring comfort and convenience for all family members.

Outside, the property benefits from a lovely rear garden, ideal for outdoor activities and enjoying the fresh air. The large driveway and garage provide ample parking space, making it easy for you and your guests to come and go.

Situated in a desirable location, this home is ready to move into, offering a perfect blend of comfort and modern living. Whether you are looking for a family home or a spacious property to entertain, this house on Wilkinson Walk is sure to meet your needs. Don't miss the opportunity to make this wonderful property your own.

# Wilkinson Walk, Blackburn, BB2 7GY

Offers Over £335,000

 4  3  1  B

- Four Double Bedroom Detached Property And Ready To move Into
  - Lovely Rear Garden Space
  - Three Bathrooms And Downstairs WC For Convenience
  - EPC Rating B
- Tenure Freehold
  - Modern Kitchen/Dining Area
  - Council Tax Band E
- Ample Off Road Parking With Drive
  - Bright Cosy Lounge
  - Desirable location

## Ground Floor

### Entrance

Composite part frosted door to hall.

### Hall

17'3 x 6'6 (5.26m x 1.98m)

Central heating radiator, smoke alarm, doors to reception room, kitchen/dining area and WC, stairs to first floor.

### WC

4'1 x 3'4 (1.24m x 1.02m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and tiled floor.

### Reception Room

16'5 x 10'11 (5.00m x 3.33m)

UPVC double glazed window, central heating radiator and UPVC double glazed French doors to rear.

### Kitchen/Dining Area

16'9 x 10'11 (5.11m x 3.33m)

UPVC double glazed window, central heating radiator, wall and base units, wood effect work tops, stainless steel one and a half sink and drainer with mixer tap, tiled splash back, AEG oven, five ring gas hob, extractor hood, integrated fridge freezer, plumbed for washing machine, dishwasher, tiled effect lino flooring and UPVC French doors to rear.

## First Floor

### Landing

10'5 x 7' (3.18m x 2.13m)

UPVC double glazed window, doors to two bedrooms, bathroom, storage and stairs to first floor.

### Bedroom One

16'6 x 11'2 (5.03m x 3.40m)

Two UPVC double glazed windows, central heating radiator and door to en suite.

### En Suite

6'5 x 5'11 (1.96m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, part tiled elevation and tiled effect lino flooring.

### Bedroom Two

10'9 x 9'1 (3.28m x 2.77m)

UPVC double glazed window and central heating radiator.

### Bathroom

11'11 x 5'5 (3.63m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, panel bath, part tiled elevation and lino flooring.

## Second Floor

### Landing

10'1 x 6'7 (3.07m x 2.01m)

Smoke alarm, loft access, central heating radiator, doors to two bedrooms and shower room.

### Bedroom Three

16'8 x 11'2 (5.08m x 3.40m)

UPVC double glazed window, Velux window and central heating radiator.

### Bedroom Four

16'7 x 9'2 (5.05m x 2.79m)

UPVC double glazed window, Velux window and central heating radiator.

### Shower Room

7'6 x 4'9 (2.29m x 1.45m)

Velux window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, part tiled elevation and tiled effect lino flooring.

## External

### Rear

Enclosed laid to lawn garden stone chippings and tiled flags.

### Garage

20'10 x 10' (6.35m x 3.05m)

Power and storage.

### Front

Laid to lawn garden, tarmac drive, stone chippings and stone flags.

