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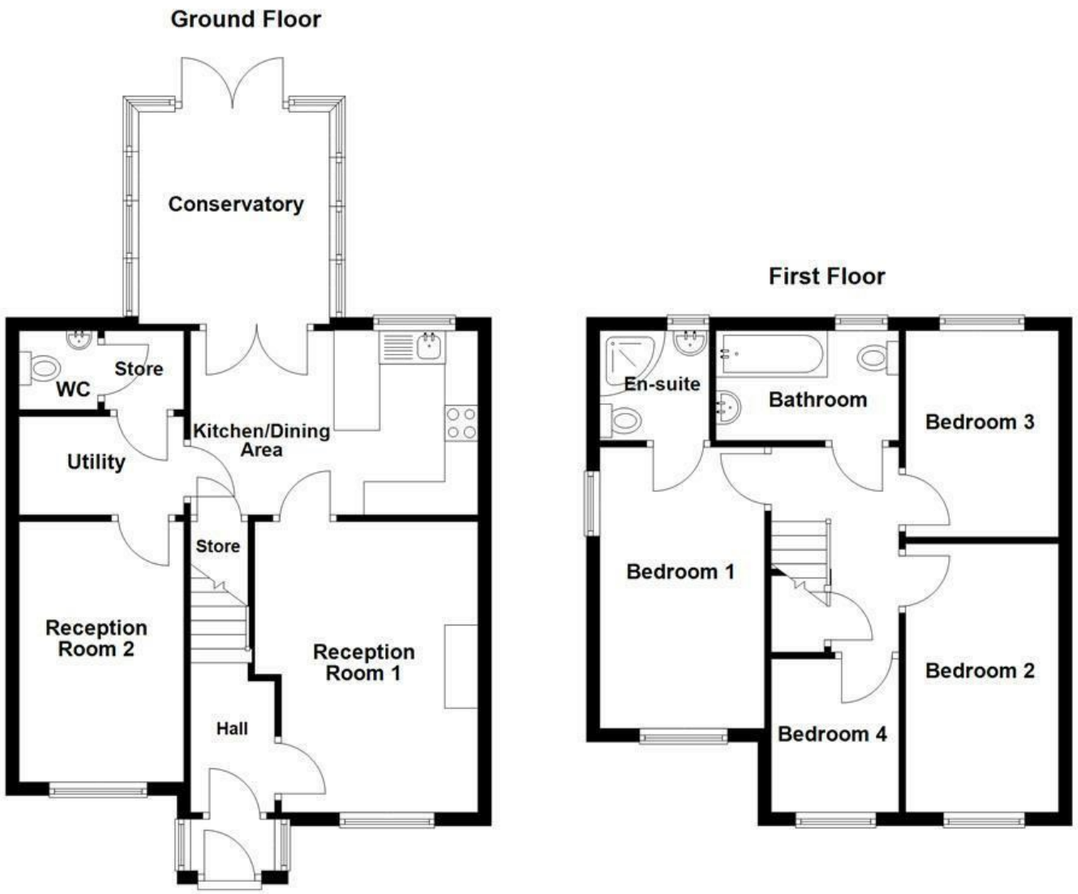


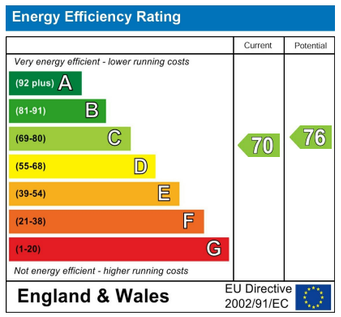


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# Dale View, Blackburn, BB2 4LE

## Offers Over £250,000

SPACIOUS FOUR-BEDROOM DETACHED HOME IN BLACKBURN

Welcome to this delightful house located in the sought-after area of Dale View, Blackburn. This property offers a perfect blend of comfort and practicality, making it an ideal family home.

As you enter, you are greeted by a spacious main lounge that provides an inviting atmosphere for relaxation and entertainment. Additionally to this, a newly added secondary reception room offers additional space, perfect for a playroom, study, or a cosy reading nook. The well-equipped kitchen is a true highlight, seamlessly leading into a bright conservatory that bathes the area in natural light, creating a lovely space for dining or enjoying your morning coffee.

For added convenience, the downstairs WC is strategically located next to the utility room, making daily chores and family life that much easier. The property boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. The master bedroom features an ensuite shower room, providing a private retreat for relaxation.

Outside, the low-maintenance yard at the rear offers a perfect spot for outdoor gatherings or simply enjoying the fresh air without the hassle of extensive upkeep. Additionally, the front of the property provides off-road parking for numerous vehicles, a valuable feature in this area.

# Dale View, Blackburn, BB2 4LE

## Offers Over £250,000

4 2 2 C

- Spacious Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating C
- Four Bedrooms
- Ample Living Space
- Tenure Leasehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band D

## Ground Floor

### Entrance Porch

4'2 x 2'7 (1.27m x 0.79m)

UPVC double glazed frosted front door, two UPVC double glazed windows, spotlights, wood effect flooring and door to hall.

### Hall

6'11 x 4'5 (2.11m x 1.35m )

Coving, smoke detector, wood effect flooring, door to reception room one and stairs to first floor.

### Reception Room One

14'4 x 10'9 (4.37m x 3.28m)

UPVC double glazed window, two central heating radiators, coving, wall mounted electric fire, wood effect flooring and door to kitchen/dining area.

### Kitchen/Dining Area

14'6 x 9'1 (4.42m x 2.77m )

UPVC double glazed window, range of high gloss wall and base units with marble effect work surfaces and splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, wood effect flooring, hardwood single glazed double doors to conservatory, door to under stairs storage and door to utility.

### Conservatory

10'6 x 9'5 (3.20m x 2.87m )

UPVC double glazed windows, upright central heating radiator, tiled flooring and UPVC double glazed French doors to rear.

### Utility

8'6 x 4'11 (2.59m x 1.50m)

Coving, spotlights, wood effect flooring, doors to store room and reception room two.

### Store

3'11 x 3'11 (1.19m x 1.19m)

Wood effect flooring and door to WC.

### WC

3'11 x 3'11 (1.19m x 1.19m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, spotlights, extractor fan and wood effect flooring.

### Reception Room Two

12'10 x 8'5 (3.91m x 2.57m )

UPVC double glazed window, central heating radiator, coving, spotlights and wood effect flooring.

## First Floor

### Landing

10'3 x 6'4 (3.12m x 1.93m )

Coving, loft access, over stairs storage, doors leading to four bedrooms and bathroom.

### Bedroom One

13'11 x 8'9 (4.24m x 2.67m)

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

### En Suite

5'5 x 4'9 (1.65m x 1.45m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, PVC panelled elevations, PVC panelling to ceiling, spotlights and wood effect flooring.

### Bedroom Two

13'3 x 7'10 (4.04m x 2.39m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

10'5 x 7'10 (3.18m x 2.39m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

7'7 x 6'4 (2.31m x 1.93m )

UPVC double glazed window and central heating radiator.

### Bathroom

11'0 x 5'5 (3.35m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with traditional taps and overhead direct feed rainfall shower, PVC panelled elevations, PVC panelling to ceiling, spotlights and wood effect flooring.

## External

### Rear

Enclosed garden with laid to lawn and paving.

### Front

Laid to lawn garden and tarmac driveway.

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