



Brownhill Drive

Blackburn, BB1 9SB

Offers over £175,000



Situated on a secluded cul-de-sac with excellent accessibility, this three-bedroom semi-detached property has been extended, boasting a larger than average footprint which makes it a substantial family home. An overview of the accommodation includes an entrance hall, lounge, dining room, kitchen, downstairs shower room, three well-proportioned bedrooms and a family bathroom. Externally the property benefits from a large drive, and gardens to front and rear.



Living Space

The entrance hall welcomes you inside and leads to the two good-sized reception rooms which are connected by an open aspect, creating a pleasant flow between the spaces. The lounge sits at the front of the property with a traditional, homely feel where a chimney breast and gas fire with fireplace holds the centre of the room. The lounge invites you further into the property with a spacious dining room at the rear, leading onto the kitchen which is again a fantastic size.

The kitchen has traditional wooden cabinetry and a contrast grey worktop, which together house a range of integrated appliances, including an electric oven and grill, gas hob with extractor, dishwasher, washing machine, and dryer. With its large size, the kitchen is well suited for modern family life, and the external access door gives easy access for the bins as well as to the rear garden.

Bedrooms & Bathrooms

Contributing to its appeal for family life, there are two bathrooms – a shower room downstairs and a family bathroom upstairs with a three-piece suite including bath, wash basin and WC. The three bedrooms are all good sizes and provide plenty of space for the whole family, each large enough for a double bed if desired.

Location

Despite its secluded cul-de-sac position, the property is very well connected for amenities and transport links. With its proximity to one of Blackburn’s major roads, you have easy access a wide range of amenities, from large supermarkets and retail areas, cafes, pubs and restaurants, to schools and leisure facilities, everything you need is within just a short drive. Junction 6 of the M65 is also nearby, giving access to the national motorway network, as are the railway stations of Rishton, and Ramsgreave & Wilpshire.

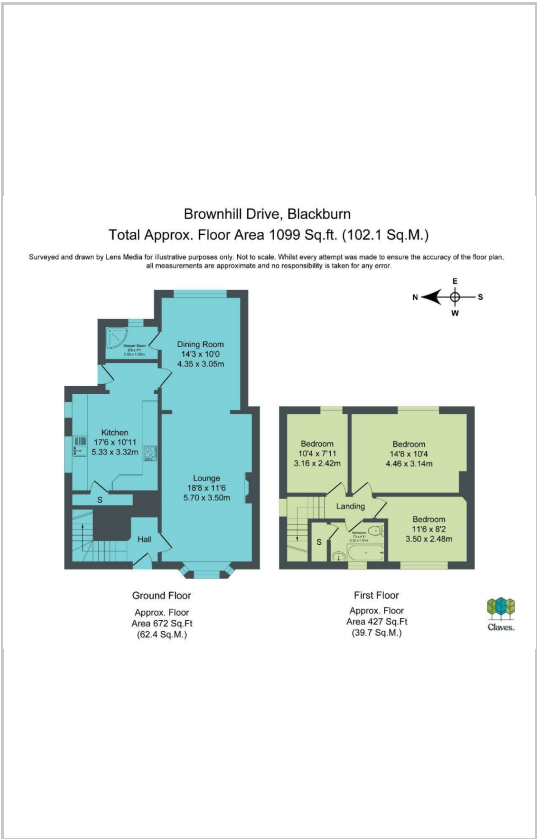
Specifics

- The tax band is A.
- The tenure is freehold.
- There is gas central heating with a Worcester combi boiler located in the bathroom.
- For those with the appetite, there's potential to extend further via a second storey extension to the rear (subject to regulations).

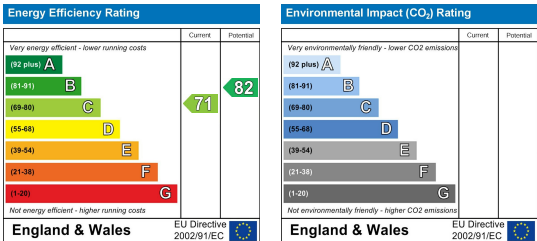
Area Map



Floor Plans



Energy Efficiency Graph



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.