




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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 		

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## Brotherston Drive, Blackburn, BB2 4FJ

### £180,000

#### ENVIABLE TWO BEDROOM SEMI DETACHED PROPERTY

Located on Brotherston Drive in Blackburn, this charming two-bedroom semi-detached house presents an excellent opportunity for those seeking a comfortable and stylish home. Upon entering, you will be greeted by a spacious lounge that boasts tasteful decor, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests.

The property features a modern kitchen, equipped with contemporary fittings that make cooking a delight. Additionally, a convenient downstairs WC adds to the practicality of the layout. The two well-proportioned bedrooms offer ample space for rest and personalisation, making it ideal for small families or couples.

The modern shower room is designed with both style and functionality in mind, ensuring a refreshing start to your day. Outside, the landscaped garden provides a serene outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. A delightful summer house adds an extra touch of charm, offering a versatile space for hobbies or relaxation.

Furthermore, the property includes a driveway for off-road parking, ensuring convenience and security for your vehicle. This home is ready to move into, making it an ideal choice for those looking to settle in without the hassle of renovations. With its appealing features and prime location, this semi-detached house is a wonderful opportunity not to be missed.



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 2  1  1  C

- An Exceptional Semi Detached Property
  - Beautifully Presented Throughout
  - Tenure Freehold
  - Off Road Parking
- Two Double Bedrooms
  - Gardens To The Front And The Rear
  - Council Tax Band B
- Modern Fixtures And Fittings
  - Sought After Location
  - EPC Rating C

Ground Floor

Entrance

Composite double glazed frosted door to the porch.

Porch

5'1 x 4'3 (1.55m x 1.30m)

Three UPVC double glazed windows, PVC panelling to the ceiling, tiled effect lino flooring, composite double glazed frosted leaded door to the reception room.

Reception Room

13'8 x 12'3 (4.17m x 3.73m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, coving, television point, smoke alarm, wood effect laminate flooring, staircase to the first floor and an oak single glazed frosted door to the kitchen diner.

Kitchen Diner

13'5 x 12'3 (4.09m x 3.73m)

UPVC double glazed window, central heating radiator, a range of cream high glossed wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink and drainer with a high spout spring mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for a fridge freezer, plumbing for a washing machine, integrated boiler, coving, under staircase storage cupboard, wood effect laminate flooring, door to the WC and UPVC double glazed French doors to the conservatory.

WC

4'8 x 2'11 (1.42m x 0.89m)

UPVC double glazed frosted window, chrome heated towel rail, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled elevations, PVC panelling to the ceiling, extractor fan, tiled effect Lino flooring.

Conservatory

11'8 x 7'5 (3.56m x 2.26m)

UPVC double glazed surrounding windows, upright central heating radiator, tiled flooring, UPVC double glazed door to the rear.

First Floor

Landing

6'5 x 6'3 (1.96m x 1.91m)

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

Bedroom One

12'8 x 10'3 (3.86m x 3.12m)

UPVC double glazed window, central heating radiator, storage cupboard, wood effect laminate flooring.

Bedroom Two

12'1 x 10'1 (3.68m x 3.07m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wood effect laminate flooring.

Shower Room

6'1 x 5'6 (1.85m x 1.68m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevations, PVC panelling to the ceiling, spotlights, extractor fan, tiled effect Lino flooring.

External

Front

Stone chip garden with mature shrubs, paving and a tarmac driveway.

Rear

Enclosed garden with paving, decking and bedding areas, pergola and summer house.



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