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Hawthorn Lane, Blackburn, BB2 5FT

Offers Over £350,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, stylish decoration and an abundance of indoor and outdoor space, this exceptional four double bedroom detached property is being proudly welcomed to the market in the sought after location of Blackburn. With a beautiful open plan kitchen living space, two bathrooms and neutral decoration, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Darwen, Preston, Chorley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two reception rooms, WC and staircase to the first floor. The second reception room leads openly on to the kitchen/dining area and out to the rear garden through bi-folding doors. The kitchen boasts modern wall and base units, high quality integrated appliances and leads out to the rear garden through French doors. The first floor comprises of doors on to four double bedrooms and a modern four piece family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is an enclosed laid to lawn garden to the rear with a paved patio area. To the front there is a laid to lawn garden with block paved driveway and access on to the garage.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

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	

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.

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 4  2  2  B

- Beautifully Presented Detached Property
- Four Bedrooms
- Two Bathrooms
- Modern Fitted Dining Kitchen
- Open Plan Living
- Well Maintained Gardens to Front and Rear
- Off Road Parking and Garage
- Tenure Freehold
- Council Tax Band E
- EPC Rating B

Ground Floor

television point, wood panel elevations, pelmet lighting and door to en suite.

Entrance Hall

14'3 x 6'11 (4.34m x 2.11m)

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, smoke detector, understairs storage, wood effect laminate flooring, hardwood single glazed doors to two reception rooms and kitchen, door to WC and stairs to first floor.

En Suite

7'9 x 4'8 (2.36m x 1.42m)

UPVC double glazed frosted window, central heated towel rail, double direct feed rainfall shower enclosed with rinse head, wall mounted vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and tiled effect lino flooring.

Reception Room One

10'8 x 9'1 (3.25m x 2.77m)

Two UPVC double glazed leaded windows, central heating radiator, television point and wood effect laminate flooring.

Bedroom Two

12'10 x 12'10 (3.91m x 3.91m)

UPVC double glazed leaded window, central heating radiator, wood panel elevations, television point and fitted wardrobes.

Reception Room Two

15'7 x 11'5 (4.75m x 3.48m)

Central heating radiator, integrated media wall with television point and gas fire, wood effect laminate flooring, open to kitchen/dining area and UPVC double glazed bi-folding doors to rear.

Bedroom Three

11'3 x 9'1 (3.43m x 2.77m)

UPVC double glazed leaded window and central heating radiator.

Kitchen/Dining Area

17'3 x 9'1 (5.26m x 2.77m)

Range of wall and base units, quartz effect worktops, stainless steel one and a half bowl Franke sink with high spout mixer tap, integrated electric double AEG oven with five ring AEG gas hob and extractor hood, integrated Electrolux fridge freezer, integrated AEG dishwasher, integrated Caple wine cooler, integrated breakfast bar, spotlights, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

Bedroom Four

11'7 x 8'2 (3.53m x 2.49m)

UPVC double glazed leaded window and central heating radiator.

Bathroom

9'1 x 6'4 (2.77m x 1.93m)

UPVC double glazed frosted leaded window, central heated towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed rainfall shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

WC

4'8 x 3 (1.42m x 0.91m)

Central heating radiator, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan and wood effect laminate flooring.

Exterior

Rear

Enclosed garden with laid to lawn and paved patio.

First Floor

Landing

12'11 x 10'5 (3.94m x 3.18m)

UPVC double glazed leaded window, central heating radiator, loft access, smoke detector, storage cupboard, doors leading to four bedrooms and bathroom.

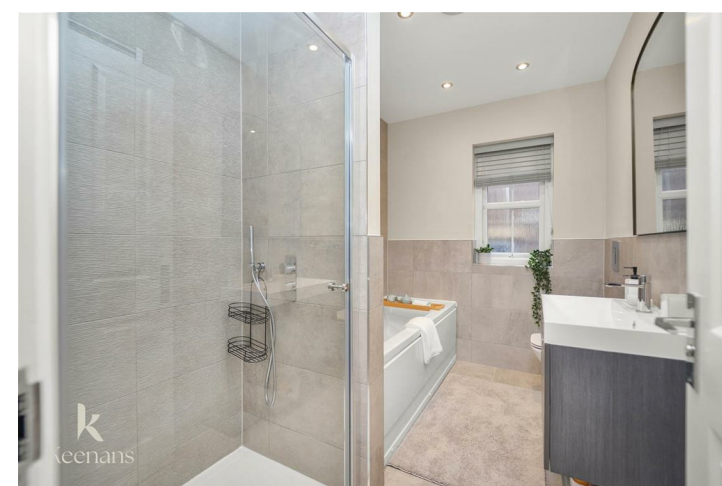
Front

Laid to lawn garden, block paved driveway and access to garage.

Bedroom One

12'10 x 11'11 (3.91m x 3.63m)

UPVC double glazed leaded window, central heating radiator,



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