

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	81
(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	

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Delius Close, Blackburn, BB2 3WS

£285,000

Occupying a generous plot within a sought-after residential setting, this beautifully presented three-bedroom detached home offers an exceptional balance of space, style, and practicality—perfectly suited to modern family living.

From the moment you step inside, the property reveals a thoughtfully arranged layout designed for both everyday comfort and effortless entertaining. The ground floor boasts two well-proportioned reception rooms, offering versatile living space to relax, host, or work from home. A well-appointed kitchen, complemented by a separate utility room and convenient downstairs WC, ensures functionality without compromising on style.

A standout feature of the home is the light-filled conservatory, seamlessly extending the living space and creating a tranquil setting overlooking the private rear garden—ideal for enjoying all seasons.

To the first floor, three generously sized bedrooms provide comfortable accommodation, including a spacious principal bedroom complete with en-suite facilities. A contemporary family bathroom serves the remaining bedrooms, offering both practicality and refinement.

Externally, the property continues to impress. A substantial rear garden with lawn, decking, and established planting creates a private outdoor retreat—perfect for entertaining, family time, or quiet relaxation. To the front, ample off-road parking and an integral garage provide both convenience and security.

Ideally positioned for access to local amenities, well-regarded schools, and key commuter routes, this home combines peaceful residential living with everyday accessibility.

Delius Close, Blackburn, BB2 3WS

£285,000



- Tenure Freehold
- Ample Off Road Parking
- An Abundance Of Indoor And Outdoor Space
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Three Generously Sized Bedrooms
- Light And Airy Conservatory Leading To Stunning Garden Space
- EPC Rating C
- Ideal Family Home
- Viewing Essential

Ground Floor

Entrance Hall

12'2 x 3'10 (3.71m x 1.17m)

Composite door with frosted glass feature window leading to hall, central heating radiator, smoke alarm, dado rail, door to reception room one and stairs to first floor.

Reception Room One

12'9 x 9'4 (3.89m x 2.84m)

UPVC double glazed box bay window, central heating radiator, coving, living flame fire with marble effect hearth and surround and wooden mantle, laminate flooring, open access to reception room two.

Reception Room Two

10'3 x 7'6 (3.12m x 2.29m)

Central heating radiator, coving, sliding door to conservatory door to kitchen, laminate flooring.

Conservatory

14'9 x 11'8 (4.50m x 3.56m)

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

Kitchen

10' x 8'11 (3.05m x 2.72m)

UPVC, double glazed window, a range of wall and base units, laminate surfaces, stainless steel 1 and a half sink with mixer tap and draining board, integrated double electric oven, four ring induction hob with integrated extractor unit, tiled splashback, plumbing for dishwasher, space for fridge freezer, tile effect vinyl flooring and door to utility.

Utility

7'2 x 5'2 (2.18m x 1.57m)

UPVC double glazed window, central heating radiator, panelled base units with marble effect surfaces, plumbing for washing machine and dryer, tile effect vinyl, door to side access, door to WC.

WC

5' x 2'8 (1.52m x 0.81m)

UPVC double glazed window, heated towel rail, two piece suite, dual flush WC, vanity top wash basin, part tiled elevation and vinyl flooring.

First Floor

Landing

Loft access (which is partly boarded, with lighting and power), smoke alarm, coving, dado rail, doors to three bedrooms, bathroom and storage.

Bedroom One

14'4 x 10'8 (4.37m x 3.25m)

UPVC double glazed window, central heating radiator, fitted wardrobe, door to ensuite.

En suite

7' x 4'8 (2.13m x 1.42m)

UPVC double glazed window, heated towel rail, three piece suite, dual flush WC, vanity top wash basin, enclosed shower with direct feed shower and rinse head, shaving point, tiled elevation, spotlights, vinyl flooring.

Bedroom Two

11'5 x 10'10 (3.48m x 3.30m)

UPVC, double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

10'9 x 9' (3.28m x 2.74m)

UPVC, double glazed window, central heating radiator and over stairs storage.

Bathroom

10'2 x 5'5 (3.10m x 1.65m)

UPVC double glazed window, heated towel rail, four piece suite, dual flush WC, vanity top wash basin, shaving point, panel bath with mixer taps, shower enclosure with direct feed shower and rinse head, tiled elevations, extractor fan and vinyl flooring.

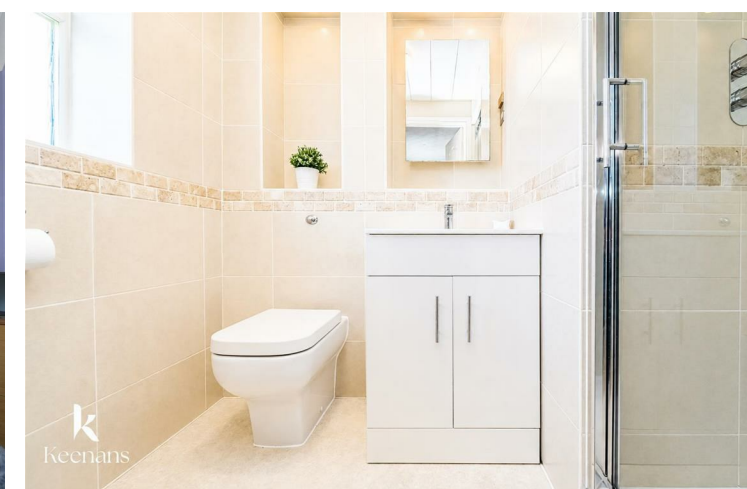
External

Front

Tarmac drive with access to garage, paving, bedding areas, shrubbery & hedges.

Rear

Laid to lawn garden, decking, bedding areas, mature shrubbery and trees and featured seating area shelter/gazebo.



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