


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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## Wycollar Road, Blackburn, BB2 7AF

### Offers In The Region Of £350,000

CHARMING THREE BEDROOM DETACHED SPLIT LEVEL PROPERTY

Located on Wycollar Road in Blackburn, this three-bedroom detached split-level house offers a perfect blend of comfort and style. The property is set in a tranquil location, providing stunning views of the coast and a sense of privacy that is hard to find.

As you approach the home, you will be greeted by a tucked-away driveway that leads to a sizeable double garage/boiler room, ensuring ample parking and storage space. The wraparound landscaped garden is a delightful feature, providing an ideal space for outdoor relaxation and entertaining, all while enjoying the picturesque surroundings.

Inside, the spacious lounge invites you to unwind, with plenty of natural light creating a warm and welcoming atmosphere. The large kitchen/dining room is perfect for family meals and gatherings, while a separate utility room adds convenience to your daily routines. The property boasts a well-appointed family bathroom, along with a convenient WC for guests. The main bedroom benefits from an en suite shower room.

This property is not just a house; it is a home that promises comfort, space, and a beautiful setting. With its thoughtful layout and desirable features, it is an excellent opportunity for families or anyone seeking a peaceful lifestyle in Blackburn. Do not miss the chance to make this stunning property your own.



# Wycollar Road, Blackburn, BB2 7AF

## Offers In The Region Of £350,000

 3  2  1  D

- Split Level Detached Property
- Spacious Reception Room
- Off Road Parking And Double Garage
- EPC Rating: D
- Three Bedrooms
- Large Fitted Kitchen And Separate Utility Room
- Tenure: Freehold
- Two Bathrooms
- Extensive Gardens
- Council Tax Band: F

### Ground Floor

#### Porch

6'11 x 3'10 (2.11m x 1.17m)

UPVC double glazed entrance door, wood effect flooring and door to hall.

#### Hall

19'7 x 6'10 (5.97m x 2.08m)

Central heating radiator, smoke alarm, loft access, stairs to upper level and doors to three bedrooms, bathroom and WVC.

#### WC

4'6 x 3'3 (1.37m x 0.99m)

Low flush WC, wall mounted wash basin with traditional taps and extractor fan.

#### Bedroom Two

14' x 12'3 (4.27m x 3.73m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

11'11 x 8'10 (3.63m x 2.69m)

UPVC double glazed window, central heating radiator and coving.

#### Bathroom

8'11 x 6'9 (2.72m x 2.06m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with miser tap, panel bath with mixer tap water jets and overhead shower, storage and tiled elevation.

#### Bedroom One

18'9 x 12'3 (5.72m x 3.73m)

UPVC double glazed window, central heating radiator, coving, storage, open access to ensuite and UPVC double glazed door to rear.

#### En Suite

8'2 x 3'2 (2.49m x 0.97m)

Central heating radiator, pedestal wash basin with traditional taps, electric feed shower in enclosure, extractor fan, part tiled elevation and part PVC clad elevation.

### Upper Level

#### Reception Room

25'3 x 19'4 (7.70m x 5.89m)

Two UPVC double glazed windows, internal hardwood frosted window, three central heating radiators, wall mounted living flame gas fire, coving and UPVC double glazed sliding doors to balcony.

#### Kitchen

17'4 x 13'10 (5.28m x 4.22m)

UPVC double glazed window, two central heating radiators, wall and base units, wood effect worktops, stainless steel sink with double draining board and mixer tap, integrated double oven in high rise unit, four ring Hotpoint hob, extractor hood, plumbing for dishwasher, integrated fridge freezer, breakfast bar, serving hatch to reception room, part tiled elevation, tiled floor and door to utility room.

### Utility Room

11'5 x 11'1 (3.48m x 3.38m)

UPVC double glazed window, central heating radiator, wall and base units, stainless steel sink with double draining board and mixer tap, plumbing for washing machine, space for dryer, tiled floor and UPVC double glazed frosted door to rear.

### External

#### Front

Wrap around laid to lawn, stone chips, bedding areas, steps and driveway leading to garage.

#### Rear

Laid to lawn garden, bedding areas, stone chips and paving.

#### Garage

Up and over door and access to large boiler room.



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