



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	78	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Arnold Close, Blackburn, BB2 3AJ

£309,995

IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

Welcome to this exquisite four-bedroom detached family home located on Arnold Close in Blackburn. This property has been fully renovated to a high standard, showcasing a blend of modern comforts and classic charm. As you enter, you will be greeted by beautiful Amtico flooring throughout the ground floor. The spacious lounge is perfect for family gatherings or entertaining guests.

The modern kitchen is a true highlight, featuring fitted appliances that make cooking a delight. Adjacent to the kitchen, you will find a separate utility room, providing additional space for laundry and storage. The property boasts four generously sized bedrooms, including a master suite complete with an en suite bathroom, ensuring privacy and convenience for the homeowners. A well-appointed family bathroom and a convenient downstairs WC further enhance the functionality of this lovely home.

Step outside to discover a stunning landscaped garden, that is South facing and not overlooked, offering a serene outdoor space to relax and enjoy the lovely views of Darwen Tower. This garden is perfect for family activities or simply unwinding after a long day. Additionally, the property includes a garage with lighting and a workbench, catering to those who enjoy DIY projects or require extra storage.

Situated in a great location, this home provides easy access to local amenities and transport links, making it an ideal choice for families. With its spacious layout and modern features, this property is a wonderful opportunity for anyone looking to settle in Blackburn. Don't miss the chance to make this beautiful house your new home.

Arnold Close, Blackburn, BB2 3AJ

£309,995

 4  2  1  C

- Detached Property
 - Reception Room
 - Off Road Parking And Garage
 - EPC Rating: C
- Four Bedrooms
 - Fitted Kitchen And Separate Utility Room
 - Tenure: Freehold
- Two Bathrooms
 - Enclosed Rear Garden
 - Council Tax Band: D

Ground Floor

Hall

13'5 x 6'2 (4.09m x 1.88m)
Composite entrance door, central heating radiator, smoke alarm, under stairs storage, Amtico flooring and doors to reception room and kitchen.

Reception Room

13'4 x 10'5 (4.06m x 3.18m)
UPVC double glazed box window, central heating radiator, coving and Amtico flooring.

Kitchen

20'3 x 9'1 (6.17m x 2.77m)
UPVC double glazed window, central heating radiator, spotlights, upright central heating radiator, gloss wall and base units, slate effect worktops, composite sink with draining board and high spout mixer tap, integrated double oven, four burner gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, Amtico flooring, door to utility room and UPVC double glazed French doors to rear.

Utility Room

5'9 x 5'1 (1.75m x 1.55m)
Plumbing for washing machine, Worcester boiler, Amtico flooring, door to WC and composite double glazed frosted door to side.

WC

5' x 2'11 (1.52m x 0.89m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap and Amtico flooring.

First Floor

Landing

9'9 x 5'4 (2.97m x 1.63m)
Central heating radiator, loft access, storage and doors to four bedrooms and bathroom.

Bedroom One

13'8 x 10'7 (4.17m x 3.23m)
UPVC double glazed window, central heating radiator, coving, storage and door to en suite.

En Suite

5'7 x 5'1 (1.70m x 1.55m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, all mounted wash basin with mixer tap, direct feed shower in enclosure, extractor fan, tiled elevation and tiled floor.

Bedroom Two

10' x 9'11 (3.05m x 3.02m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Three

8'7 x 8'6 (2.62m x 2.59m)
UPVC double glazed window and central heating radiator.

Bedroom Four

11'6 8'5 (3.51m 2.57m)
UPVC double glazed window, central heating radiator and storage.

Bathroom

6'5 x 5'6 (1.96m x 1.68m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower with rinse head over, extractor fan, tiled elevation and tiled floor.

External

Front

Laid to lawn garden and driveway leading to garage.

Garage

15'8 x 8'6 (4.78m x 2.59m)
UP and over door, power, lighting, work bench, gloss wall and base units, slate effect worktops and resin floor.

Rear

Enclosed laid to lawn South facing garden, porcelain tiles and bedding areas.

