



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>	66	76
(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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## Columbia Way, Blackburn, BB2 7DT

### Offers Over £425,000

IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME WITH STUNNING VIEWS TO THE REAR

Located in the desirable area of Columbia Way, Blackburn, this stunning four-bedroom detached bungalow offers a perfect blend of comfort and elegance. The property boasts a beautifully maintained garden, providing a serene outdoor space to enjoy the breathtaking views that surround it.

As you approach the home, you will appreciate the convenience of a spacious driveway, accommodating multiple vehicles with ease. Inside, the bungalow features generously sized bedrooms, with the master bedroom benefiting from an en suite bathroom, ensuring privacy and comfort. A well-appointed family shower room serves the remaining bedrooms, making it ideal for family living.

The heart of this home is undoubtedly the expansive open-plan lounge, which is adorned with modern decor and flooded with natural light from the bright sliding doors that lead directly to the garden. This seamless connection between indoor and outdoor spaces creates an inviting atmosphere, perfect for entertaining or simply relaxing with family.

The country-style kitchen, complemented by a separate dining room, provides a charming setting for family meals and gatherings. Additionally, a utility room adds practicality to the layout, making daily chores more manageable.

This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its impressive features and stunning surroundings, it is a must-see for anyone looking to settle in Blackburn.



# Columbia Way, Blackburn, BB2 7DT

## Offers Over £425,000

 4  2  3  D

- Tenure Freehold
  - Off Road Parking With Drive
  - Viewing Essential
  - Close Proximity To Local Amenities
- Council Tax Band D
  - Four Well Proportioned Bedrooms
  - Abundance Of Indoor And Outdoor Space
- EPC Rating D
  - Ideal Family Home
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

UPVC double glazed door to porch.

#### Porch

3'11 x 3'5 (1.19m x 1.04m)

Spotlights, wood effect laminate flooring and UPVC leaded door to hall.

#### Hall

13'9 x 11' (4.19m x 3.35m)

Central heating radiator, spotlights, wood effect laminate flooring, doors to kitchen, shower room, reception room one and three bedrooms.

#### Bedroom One

15'2 x 10'11 (4.62m x 3.33m)

UPVC double glazed leaded window, central heating radiator and door to en suite.

#### En Suite

6'5 x 4'10 (1.96m x 1.47m)

UPVC frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed rainfall shower with rinse head, tiled elevation, PVC to ceiling, spotlights and tiled floor.

#### Kitchen

11'5 x 10'6 (3.48m x 3.20m)

UPVC double glazed window, central heating radiator, wall and base units, granite effect work top, stainless steel one and a half sink and drainer with mixer tap, oven, four ring gas hob, tiled splash back, extractor hood, tiled floor, UPVC frosted door to rear and open doorway to dining room.

#### Dining Room

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

UPVC leaded window, central heating radiator, vanity top wash basin with mixer tap, space for fridge freezer, coving and wood effect flooring.

#### Shower Room

8'4 x 7' (2.54m x 2.13m)

Two UPVC double glazed windows, central heating radiators, corner vanity top wash basin with mixer tap, low flush WC, walk in direct feed shower, tiled elevation, tiled floor and spotlights.

#### Bedroom Two

10'1 x 9'11 (3.07m x 3.02m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Three

10'11 x 8'10 (3.33m x 2.69m)

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

### Reception Room One

10'10 x 9'11 (3.30m x 3.02m)

Central heating radiator, coving and open access to reception room two.

### Reception Room Two

21'8 x 11'7 (6.60m x 3.53m)

Two UPVC double glazed windows, UPVC double glazed sliding doors to side elevation, two central heating radiators, coving, gas fire with decorative surround and stairs leading to utility.

### Utility

9'1 x 8'3 (2.77m x 2.51m)

UPVC double glazed frosted door to rear, plumbed for washing machine, access to Logic boiler, storage smoke alarm, tiled floor and door to bedroom four.

### Bedroom Four

UPVC double glazed sliding doors to rear, vanity top wash basin with mixer tap, coving, central heating radiator.

### External

#### Rear

Laid to lawn garden, bedding areas, outbuilding and partial paving.

#### Front

Driveway, laid to lawn garden with bedding areas.



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