

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## The Glade, Blackburn, BB2 4HH

£265,000

A STUNNING THREE BEDROOM DETACHED PROPERTY IN BLACKBURN

Nestled in the sought-after area of The Glade, Blackburn, this charming three-bedroom detached house offers a perfect blend of comfort and style. Upon entering, you are welcomed by two spacious reception rooms, ideal for both relaxation and entertaining guests. Additionally, a delightful games room provides a fantastic space for leisure activities, making this home perfect for families or those who enjoy hosting.

The property boasts a stunning garden, a true highlight that offers a serene outdoor retreat. Whether you wish to enjoy a quiet morning coffee or host summer barbecues, this garden is sure to impress. The surrounding area is highly desirable, known for its friendly community and convenient amenities.

For those who commute, the property benefits from excellent links to the M65, ensuring easy access to nearby towns and cities. This home is not just a place to live; it is a lifestyle choice that combines comfort, convenience, and a beautiful environment. Do not miss the opportunity to make this wonderful property your own.

# The Glade, Blackburn, BB2 4HH

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- Detached Property
- Downstairs WC
- Off Road Parking
- Council Tax Band: D
- Three Bedrooms
- Conservatory
- Tenure: Freehold
- Three Reception Rooms
- En Suite To Main Bedroom
- EPC: TBC

## Ground Floor

### Entrance Hallway

13'6 x 4'6 (4.11m x 1.37m)

Composite front door, central heating radiator, coving, doors to reception room one, reception room three, WC and hardwood flooring.

### Reception Room One

13'1 x 11'0 (3.99m x 3.35m)

UPVC double glazed bay window, central heating radiator, wall mounted electric fire, open access to reception room two and hardwood flooring.

### Reception Room Two

9'10 x 8'8 (3.00m x 2.64m )

Central heating radiator, sliding door to conservatory, hardwood door to kitchen and hardwood flooring.

### Reception Room Three

15'4 x 7'2 (4.67m x 2.18m)

UPVC double glazed window, central heating radiator.

### Kitchen

17'7 x 8'8 (5.36m x 2.64m)

UPVC double glazed window, a range of wood panel wall and base units, stainless steel one and a half sink with mixer tap and draining board, integrated electric oven, four ring gas hob, extractor unit, tiled splashback, integrated fridge, integrated dishwasher, lino flooring and access to utility room.

### Utility Room

8'0 x 4'11 (2.44m x 1.50m)

UPVC double glazed window, central heating radiator, laminate surfaces, stainless steel sink with mixer tap, space for fridge freezer, space for wine fridge, plumbing for washing machine, doors to stairs, UPVC door to external.

### Conservatory

9'6 x 9'2 (2.90m x 2.79m)

UPVC double glazed window, central heating radiator, UPVC double glazed door to rear and hardwood flooring.

### WC

4'6 x 4'1 (1.37m x 1.24m )

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, pedestal wash basin with traditional taps, partial tiled elevation with hardwood flooring.

## First Floor

### Landing

9'9 x 7'8 (2.97m x 2.34m )

Central heating radiator, loft access, smoke alarm, doors to bedroom one, two, three and bathroom.

### Bedroom One

14'2 x 11'2 (4.32m x 3.40m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, coving, fitted wardrobe, door to storage with Vaillant combi boiler and door to en suite, laminate flooring.

### En Suite

8'2 x 5'0 (2.49m x 1.52m)

UPVC frosted window, central heating radiator, three piece suite, dual flush WC, vanity top wash basin, enclosed shower with direct feed shower and rinse head, partial tiled elevations, extractor fan, spotlights and tiled effect lino flooring.

### Bedroom Two

11'5 x 9'6 (3.48m x 2.90m)

UPVC double glazed window, central heating radiator, coving.

### Bedroom Three

11'1 x 9'9 (3.38m x 2.97m )

UPVC double glazed window, central heating radiator and coving.

### Bathroom

6'6 x 8'1 (1.98m x 2.46m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with tradition taps, panel bath with mixer tap, part tiled elevations, extractor fan with laminate flooring.

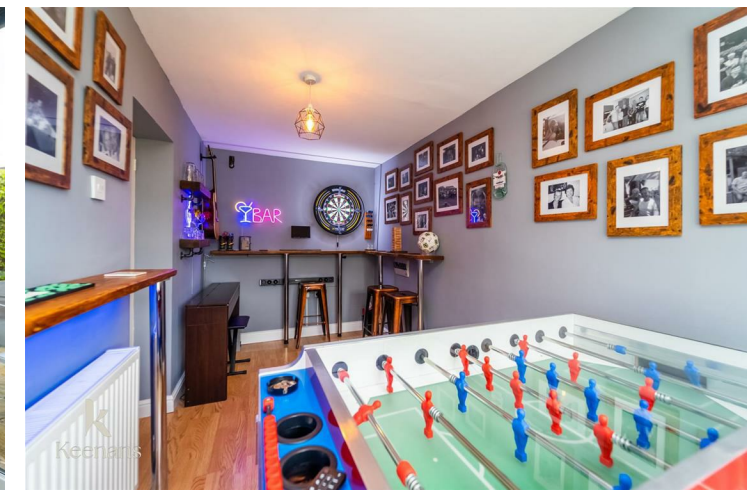
### External

#### Front

Tarmac drive, block paving, laid to lawn and mature shrubs.

#### Rear

Enclosed laid to lawn garden, paving, bedding areas and mature shrubs.



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