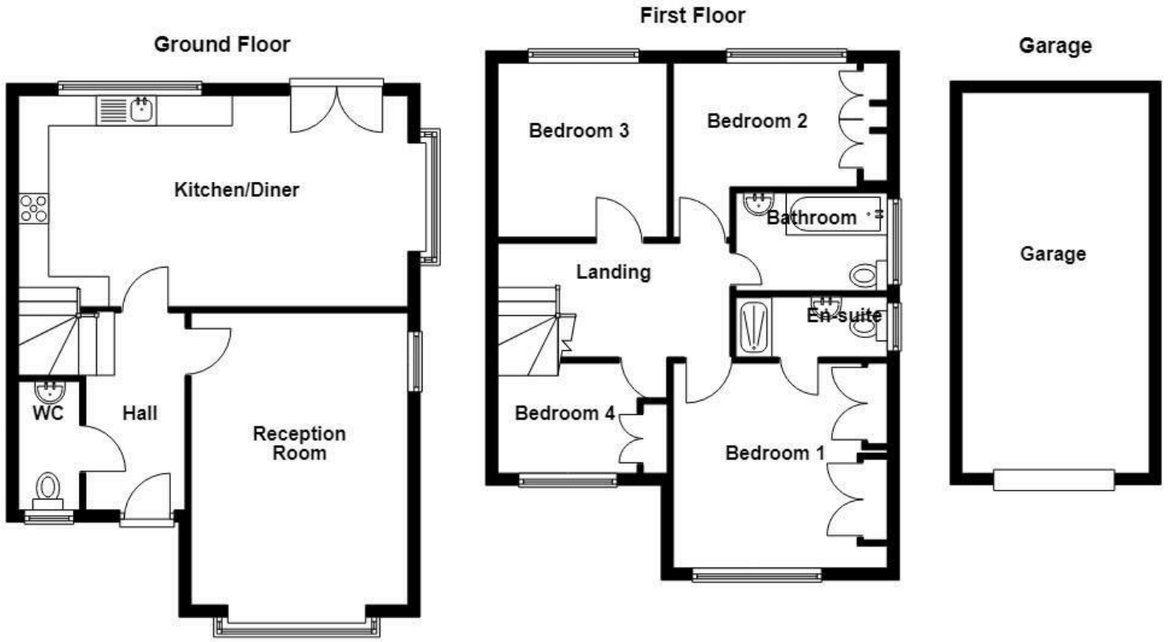
Keenans



Entwistle Drive, Blackburn, BB2 7GQ

Offers Over £335,000

A TRULY ENVIABLE FOUR BEDROOM DETACHED FAMILY HOME IN THE BEARDWOOD AREA

Nestled on the desirable Entwistle Drive in Blackburn, this splendid four-bedroom detached family home is a true gem. Presented in immaculate condition, the property offers a perfect blend of comfort and style, making it an ideal choice for families seeking a welcoming environment.

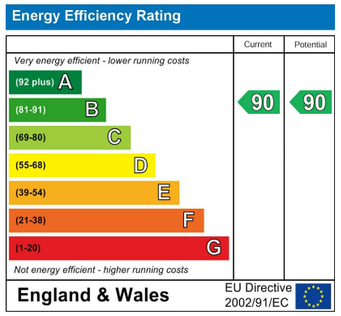
As you step inside, you will be greeted by spacious living areas that are perfect for both relaxation and entertaining. The well-appointed kitchen provides ample space for culinary adventures, while the adjoining dining area is perfect for family meals and gatherings. Each of the four bedrooms is generously sized, ensuring that everyone has their own private retreat.

One of the standout features of this home is the large boarded-out and sectioned loft, which presents an excellent opportunity for additional storage or even the potential for conversion, subject to the necessary permissions.

The expansive rear garden is a blank canvas, ready for the keen gardener to create their own outdoor oasis. Whether you envision a vibrant flower garden, a vegetable patch, or a tranquil space for family gatherings, the possibilities are endless.

Conveniently located, this property boasts excellent transport links to the M6 and M65, making commuting a breeze. With local amenities, schools, and parks nearby, this home is perfectly positioned for family life.

In summary, this immaculate four-bedroom detached house on Entwistle Drive is a wonderful opportunity for those looking to settle in a thriving community. Don't miss your chance to make this beautiful property your new home.



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.

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Entwistle Drive, Blackburn, BB2 7GQ

Offers Over £335,000

4 2 1 B

- Tenure Freehold
- Off Road Parking With Access To a Detached garage
- Ideal Family Home With Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band D
- Four Well Proportioned Bedrooms
- Two Bathrooms with Downstairs WC For Convenience
- EPC Rating B
- Impressive Plot Size With Abundance Of Indoor And Outdoor Space
- Ready To Move Into

Ground Floor

Hallway

5'5 x 10'9 (1.65m x 3.28m)

Central heating radiator, composite front door, interior doors leading to: Reception Room, Kitchen and W/C, stairs leading to the First Floor and laminate flooring.

Reception Room

11'10 x 15'11 (3.61m x 4.85m)

UPVC Double glazed box bay window, UPCV Double glazed window, central heating radiator, smoke alarm and spotlights.

Kitchen/Diner

21'9 x 11'6 (6.63m x 3.51m)

UPVC Double glazed box bay window, UPVC Double glazed window, central heating radiator, high gloss wall and base units with quartz work surfaces, one and a half sink with mixer tap and integrated draining ridges, single integral oven, gas hob, stainless steel extractor fan, tiled splashback, plumbing for washing machine, integrated fridge freezer, smoke alarm, spotlights, plinth heater, french doors leading to garden and tiled flooring.

WC

3'5 x 7'5 (1.04m x 2.26m)

UPVC Double glazed window, central heating radiator, a two piece bathroom suite consisting of : Dual flush WC, vanity top wash basin with mixer tap, partially tiled elevations and tiled flooring.

First Floor

Landing

6'2 x 12'8 (1.88m x 3.86m)

Central heating radiator, loft access, smoke alarm, interior doors leading to - Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four and Bathroom and stairs leading to Ground Floor.

Bedroom One

11'2 x 11'8 (3.40m x 3.56m)

UPVC Double glazed window, central heating radiator, fitted wardrobes and door leading to En-Suite

En-Suite

6'0 x 3'3 (1.83m x 0.99m)

UPVC Double glazed window, traditional towel rail radiator, a three piece bathroom suite consisting of - Dual fluah W/C, pedestal wash basin with mixer tap, enclosed direct feed shower with rinse head, extractor fan, partially tiled elevations and tiled flooring.

Bedroom Two

6'9 x 11'7 (2.06m x 3.53m)

UPVC Double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

9'7 x 9'2 (2.92m x 2.79m)

UPVC Double glazed window, central heating radiator.

Bedroom Four

9'5 x 6'11 (2.87m x 2.11m)

UPVC Double glazed window, central heating radiator and fitted wardrobes.

External

Front

Laid to lawn garden with bedding areas, mature shrubs and paving leading to front entrance door.

Rear

Enclosed ample sized rear garden space with paving with gate to Driveway

Garage

10'2x20'8 (3.10mx6.30m)

Large garage with power supply.

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