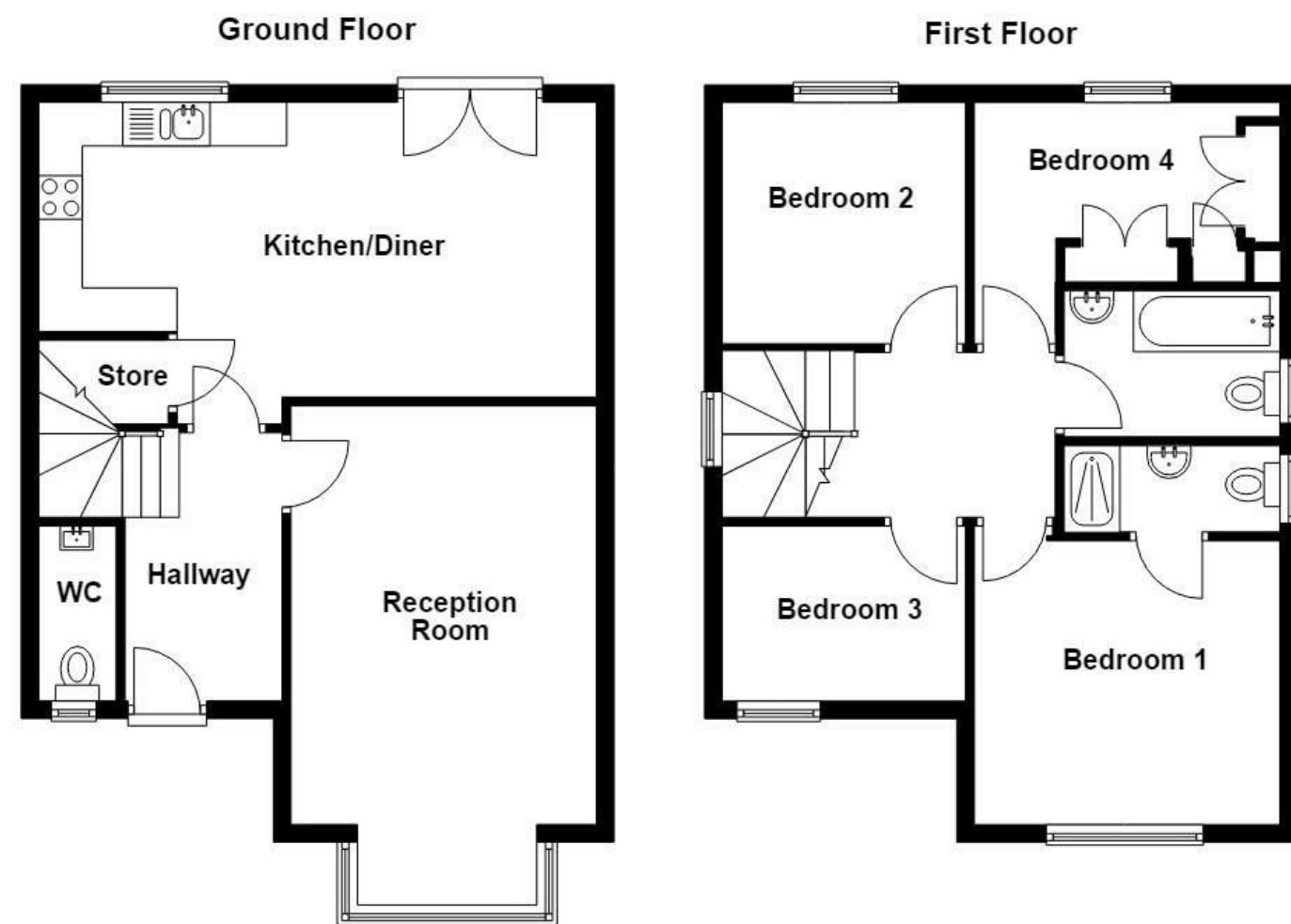




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Millicent Way, Blackburn, BB2 7GT

£335,000

THE PERFECT FAMILY HOME

Welcome to this delightful four-bedroom detached family home situated on Millicent Way in Blackburn. This property is perfect for those seeking a spacious and comfortable living environment in a highly sought-after location.

As you enter, you will be greeted by a generous living room that offers ample space for relaxation and family gatherings. The modern kitchen diner is equally impressive, providing a stylish and functional area for cooking and entertaining. The layout of the home is designed to cater to the needs of a growing family, ensuring that everyone has their own space.

The exterior of the property is low maintenance, allowing you to spend more time enjoying your home rather than worrying about upkeep. A driveway provides convenient off-road parking, and a single garage offers additional storage or parking options.

The main bedroom features an ensuite, adding a touch of luxury and privacy for the homeowners. This property is located in a family-friendly area, making it an ideal choice for those with children. Furthermore, it boasts excellent access to major commuter routes, ensuring that you can easily travel to nearby towns and cities.

In summary, this spacious four-bedroom detached house on Millicent Way is a wonderful opportunity for families looking for a comfortable and convenient home in Blackburn. Don't miss the chance to make this property your own.

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Millicent Way, Blackburn, BB2 7GT

£335,000

4 2 1 B

- Four Spacious Bedrooms
 - Spacious Living Room
 - Off Road Parking & Garage
 - EPC Rating B
- Detached Family Home
 - En Suite To Main Bedroom
 - Freehold
- Generous Modern Kitchen Diner
 - Low Maintenance Exterior
 - Council Tax Band D

Ground Floor

Entrance Hallway

10'1 x 5'1 (3.07m x 1.55m)

Composite double glazed front entrance door, central heating radiator, tiled flooring, smoke alarm, stairs to the first floor and doors to WC, reception room and kitchen.

WC

6'7 x 2'11 (2.01m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, PVC panelled elevations and tiled flooring.

Reception Room

18'3 x 11'6 (5.56m x 3.51m)

UPVC double glazed bay window, two central heating radiators, television point and PVC panelled elevations.

Kitchen

21'2 x 11'1 (6.45m x 3.38m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces, Zanussi oven with four ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated dishwasher, fridge freezer and washing machine, enclosed boiler, spotlights, PVC panelled elevations, tiled flooring, understairs storage and UPVC double glazed French doors to the rear.

First Floor

Landing

12'7 x 6'1 (3.84m x 1.85m)

UPVC double glazed window, loft access and doors to four bedrooms and bathroom.

Bedroom One

11'6 x 10'10 (3.51m x 3.30m)

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

En Suite

8'3 x 3'3 (2.51m x 0.99m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations and tiled flooring.

Bedroom Two

9'6 x 9'3 (2.90m x 2.82m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'5 x 6'7 (2.87m x 2.01m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Four

11'4 x 6'9 (3.45m x 2.06m)

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

Bathroom

8'2 x 5'6 (2.49m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, tiled elevations and tiled flooring.

External

Front

Laid to lawn garden and driveway providing off road parking leading to the garage.

Rear

Artificial lawn garden with paved patio, raised beds and BBQ area.



Tel: 01254916276

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