



Shadsworth Road, Blackburn, BB1 2AU

Offers Over £300,000

CHARMING FIVE BEDROOM DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

Welcome to this impressive five-bedroom extended detached family home, located on the desirable Shadsworth Road in Blackburn. This property offers a perfect blend of space and comfort, making it an ideal choice for families seeking a welcoming environment.

As you enter, you are greeted by three spacious reception rooms, providing ample space for relaxation and entertaining. The large kitchen diner is a standout feature, perfect for family meals and gatherings. Adjacent to the kitchen, you will find a dining room that adds to the home's versatility. The utility area and rear porch enhance practicality, ensuring that daily chores are easily managed.

The first floor boasts four generously sized double bedrooms, offering plenty of room for family members or guests. Additionally, there is a fifth bedroom, which is also of good size, making it suitable for various uses, such as a home office or playroom. A well-appointed shower room on this level adds convenience for the household.

Outside, the property features a low-maintenance garden, allowing you to enjoy outdoor space without the burden of extensive upkeep. The integral garage provides valuable storage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Five Spacious bedrooms
- Council Tax Band C
- Close Proximity To Local Amenities
- Off Road Parking

- Easy Access To Major Network Links
- Low Maintenance Garden
- Utility And Side Porch

- Tenure Leasehold
- Sought After Location
- Ideal Family Home With Viewing Recommended

Ground Floor

Entrance

Composite frosted door to vestibule.

Vestibule

6'5 x 3'2 (1.96m x 0.97m)

Two UPVC frosted window, meter cupboard and door to hall.

Hall

10'6 x 6'5 (3.20m x 1.96m)

Central heating radiator, coving, dado rail, door to reception room, kitchen, stairs to first floor and under stairs storage.

Reception Room One

13'2 x 12'3 (4.01m x 3.73m)

UPVC double glazed bow window, central heating radiator, coving, television point, tiled fire place, dado rail, wood effect laminate flooring and double doors to reception room two.

Reception Room Two

12'6 x 11'1 (3.81m x 3.38m)

Central heating radiator, gas fire with tiled surround, coving, ceiling rose and fan light, dado rail, door to kitchen and UPVC double glazed bi folding doors to side porch.

Side Porch

11'5 x 2'9 (3.48m x 0.84m)

UPVC double glazed windows, polycarbonate roof, tiled floor and UPVC frosted doors to rear.

Kitchen/Dining Area

23'3 x 13'9 (7.09m x 4.19m)

Two UPVC double glazed windows, two central heating radiators, panel wall and base units, granite effect surface, oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, coving, fireplace with brick surround, doors to reception room three, dining room, utility, part tiled wood effect laminate flooring.

Utility

11'8 x 4'3 (3.56m x 1.30m)

UPVC frosted window, central heating radiator, panel wall and base units, granite effect surface, plumbed for washing machine, loft access and tiled floor.

Reception Room Three

11'2 x 10'11 (3.40m x 3.33m)

Two UPVC double glazed windows, central heating radiator, coving, dado rail and wood effect laminate flooring.

Dining Room

10'11 x 10'9 (3.33m x 3.28m)

Three UPVC double glazed windows, central heating radiator, coving, spotlights, door to garage, composite door to side and tiled floor.

Garage

19'8 x 6'7 (5.99m x 2.01m)

Power, storage, wood panel wall and base units and granite effect surface.

First Floor

Landing

15'11 x 11'5 (4.85m x 3.48m)

UPVC frosted window, coving, dado rail, loft access, doors to five bedrooms and shower room.

Bedroom One

12'7 x 11' (3.84m x 3.35m)

UPVC double glazed bow window, coving, dado rail and storage.

Bedroom Two

10'9 x 9' (3.28m x 2.74m)

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

Bedroom Three

11'7 x 11' (3.53m x 3.35m)

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

Bedroom Four

12'3 x 8'9 (3.73m x 2.67m)

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

Bedroom Five

8'6 x 7'3 (2.59m x 2.21m)

UPVC double glazed bow window, central heating radiator and coving.

Shower Room

8'6 x 7'4 (2.59m x 2.24m)

UPVC frosted window, central heating towel rail, upright central heating radiator, dual flush WC, vanity top wash basin with mixer tap, enclosed waterfall shower with rinse head, PVC to ceiling, spotlights, tiled elevation and tiled floor.

External

Front

Laid to lawn garden, driveway, paving and shrubbery.

Rear

Enclosed laid to lawn garden, decking.

Side

Drive, pathway and garage.



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