


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Beardwood Meadow, Blackburn, BB2 7BH

Offers Over £430,000

IMMACULATE DETACHED FAMILY HOME SITUATED ON A CORNER PLOT

Welcome to this beautifully presented detached property located in the picturesque Beardwood Meadow, Blackburn. This spacious house boasts four generously sized bedrooms and two bathrooms, providing ample space for a growing family or those who love to entertain guests.

Upon entering, you are greeted by three reception rooms, offering plenty of versatile living space to suit your needs. The property's layout is thoughtfully designed, with a focus on creating a comfortable and functional living environment. With neutral decoration and a contemporary finish, this home has been presented and maintained to the highest standard throughout, creating a home ready to move straight into.

One of the highlights of this property is its large plot, which includes immaculately maintained gardens. Whether you have a green thumb or simply enjoy spending time outdoors, this space offers a tranquil retreat right at your doorstep.

Located in a desirable area, with ample off road parking and access to a garage, this house is the perfect family home. Don't miss the opportunity to make this property your dream home and enjoy all that it has to offer.

Beardwood Meadow, Blackburn, BB2 7BH

Offers Over £430,000

 4  2  3  D

- Beautifully Presented Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking for Multiple Vehicles and Garage
- EPC Rating D
- Four Bedrooms
- Versatile Living Space
- Tenure Leasehold
- Two Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Hall

14'7 x 6'2 (4.45m x 1.88m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, wood effect lino flooring, doors leading to WC, kitchen/dining area, reception room one, open access to reception room two and stairs to first floor.

WC

7'0 x 3'0 (2.13m x 0.91m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, dual flush WC and wood effect lino flooring.

Reception Room One

10'7 x 10'4 (3.23m x 3.15m)

UPVC double glazed window, central heating radiator and coving to ceiling.

Kitchen/Dining Area

18'3 x 10'0 (5.56m x 3.05m)

Two UPVC double glazed windows, central heating radiator, mix of wall and base units with laminate worktops, integrated double Neff oven with five ring induction hob and extractor hood, glass splashback, composite sink and drainer with mixer tap, integrated shelving, tiled flooring and door to utility.

Utility

8'10 x 5'11 (2.69m x 1.80m)

UPVC double glazed window, central heating radiator, space for fridge freezer, plumbing for washing machine and UPVC double glazed frosted door to rear.

Reception Room Two

19'0 x 13'7 (5.79m x 4.14m)

UPVC double glazed window, central heating radiator, television point, living flame gas fire with wooden mantel, granite surround and UPVC double glazed sliding doors to conservatory.

Conservatory

18'4 x 10'9 (5.59m x 3.28m)

UPVC double glazed windows, central heating radiator and UPVC double glazed door to rear.

First Floor

Landing

Doors leading to four bedrooms, bathroom and storage cupboard.

Bedroom One

13'9 x 12'1 (4.19m x 3.68m)

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

En Suite

6'9 x 5'0 (2.06m x 1.52m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, direct feed shower enclosed, part tiled elevations and tiled flooring.

Bedroom Two

11'0 x 10'0 (3.35m x 3.05m)

UPVC double glazed window and central heating radiator.

Bedroom Three

13'2 x 9'2 (4.01m x 2.79m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'0 x 7'11 (3.05m x 2.41m)

UPVC double glazed window and central heating radiator.

Bathroom

10'2 x 8'1 (3.10m x 2.46m)

UPVC double glazed window, central heating radiator, panel bath with mixer tap and overhead direct feed shower, pedestal wash basin with mixer tap, dual flush WC, fully tiled elevations and vinyl flooring.

Exterior

Rear

Enclosed garden with laid to lawn, paved patio and stone chippings.

Front

Laid to lawn garden, paving, mature shrubbery and trees, off road parking to the front and off road parking leading to the garage.



Tel: 01254916276

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