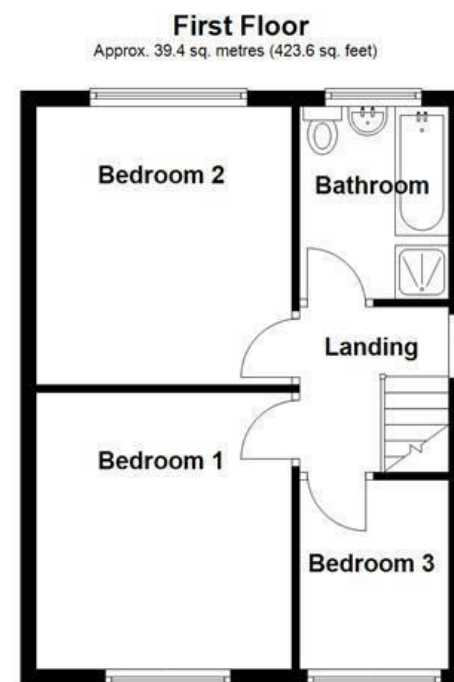
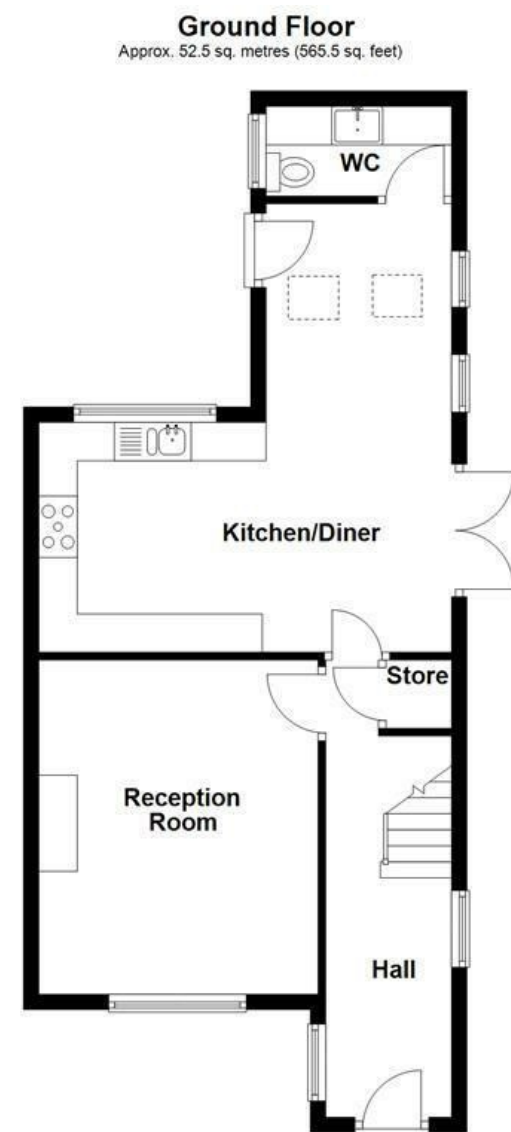




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Eclipse Road, Blackburn, BB2 5EZ

Offers Over £235,000

STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this beautifully renovated three-bedroom semi-detached house located on Eclipse Road in Blackburn. This property has been thoughtfully designed with stylish decor and modern finishes, making it an ideal family home.

As you enter, you will be greeted by an open-plan kitchen diner that boasts fitted appliances, perfect for both cooking and entertaining. The spacious layout allows for a seamless flow between the dining area and the kitchen, creating a warm and inviting atmosphere. Additionally, the ground floor features a convenient downstairs WC, enhancing the practicality of the home.

Upstairs, you will find three generously sized bedrooms, each offering ample space for relaxation and personalisation. The luxurious four-piece bathroom is a standout feature, complete with a stunning freestanding bath that adds a touch of elegance to your daily routine.

The property also benefits from a detached garage and off-road parking to the side of the property ensuring that you have plenty of space for vehicles. The low-maintenance wrap-around

Eclipse Road, Blackburn, BB2 5EZ

Offers Over £235,000

3 1 1 D

- Three Bedroom Semi Detached Home
 - Luxury Four Piece Bathroom
 - Detached Garage And Off Road Parking
 - Tenure - Freehold
- Open Plan Kitchen Diner
 - Low Maintenance Wrap Around Garden
 - EPC Rating - D
- Stylish Modern Renovation
 - Downstairs WC Convenience
 - Council Tax Band - C

Ground Floor

Entrance

Composite frosted door to hall.

Hall

19'6 x 5'5 (5.94m x 1.65m)

UPVC double glazed window, UPVC frosted window, coving, smoke alarm, doors to reception room and kitchen diner, stairs to first floor, wood effect lino flooring.

Reception Room One

14'3 x 11'1 (4.34m x 3.38m)

UPVC double glazed window, central heating radiator, gas fire, coving.

Kitchen Diner

19'2 x 17'4 (5.84m x 5.28m)

Three UPVC double glazed window, two Velux windows, upright central heating radiator, central heating radiator, panelled wall and base units, granite effect surfaces, Belfast double sink with high spout mixer tap, five ring gas burner hob, extractor hood, two electric ovens, wine cooler, integrated fridge freezer and dishwasher, spotlights, wood effect laminate flooring, UPVC French doors to side, UPVC frosted door to side, door to WC.

WC

7'11 x 3'10 (2.41m x 1.17m)

UPVC frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, stone tile effect elevations, tiled flooring.

First Floor

Landing

6'4 x 6'3 (1.93m x 1.91m)

UPVC frosted window, loft access, smoke alarm, coving, doors to three bedrooms and bathroom.

Bedroom One

11'10 x 10'8 (3.61m x 3.25m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Two

10'8 x 11'1 (3.25m x 3.38m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Three

8'3 x 6'5 (2.51m x 1.96m)

UPVC double glazed window, central heating radiator, coving.

Bathroom

8'3 x 6'1 (2.51m x 1.85m)

UPVC frosted window, chrome heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, TV, enclosed direct feed rainfall shower and rinse head, partial tiled elevations, tiled flooring.

External

Rear

Enclosed at rear with Indian stone paving.

Front

Indian stone paving, shrubbery, garage and drive for two cars.



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