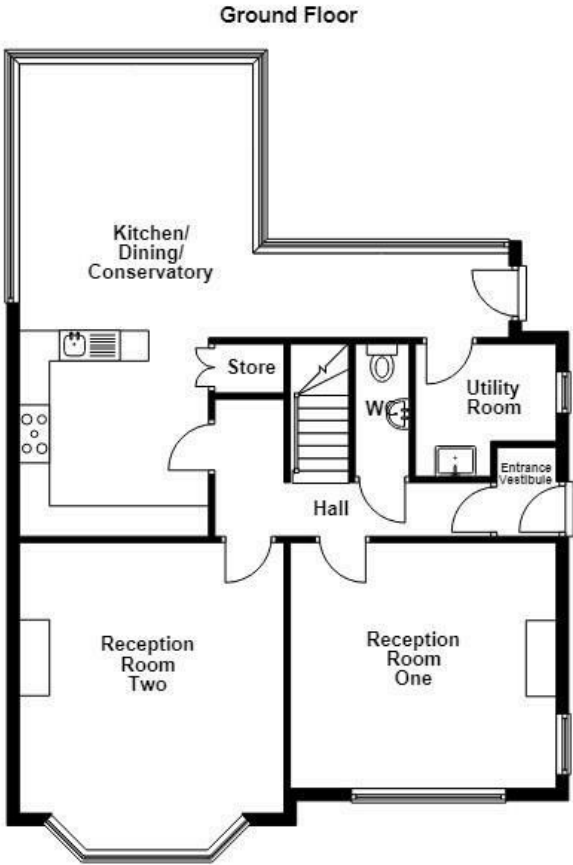
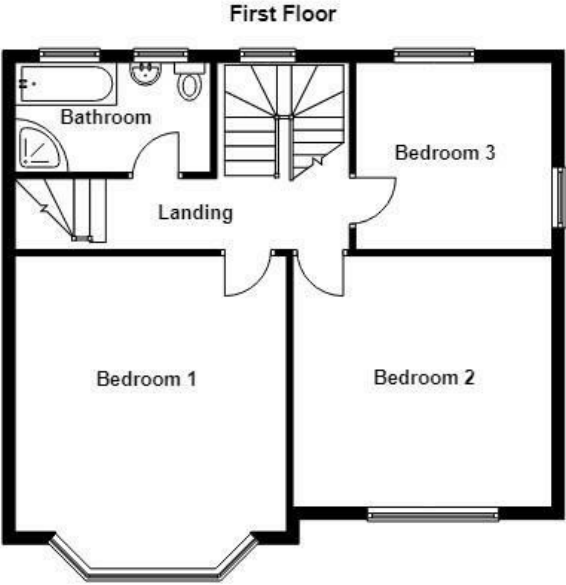
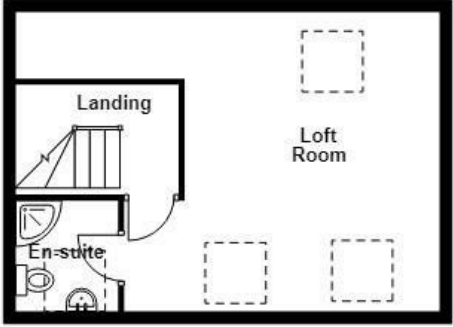




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating

| Rating                                      | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 59      | 69        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.



## Beardwood Drive, Blackburn, BB2 7AH

### Offers Over £525,000

AN IMPRESSIVE FAMILY HOME IN A DESIRABLE LOCATION

Nestled in the sought-after location of Beardwood Drive, Blackburn, this charming semi-detached house offers a perfect blend of original features and modern elegance. Spanning three floors, the property has been fully renovated to a high standard, making it an ideal home for families seeking both comfort and style.

Upon entering, you are greeted by a bright and stunning contemporary kitchen diner, which overlooks the gorgeous gardens, creating a serene atmosphere for dining and entertaining. The house boasts three spacious reception rooms, providing ample space for relaxation and family gatherings. The two living areas are particularly inviting, perfect for unwinding after a long day.

The property features four well-appointed bedrooms, including three double bedrooms with fitted wardrobes, ensuring plenty of storage space. The family bathroom is thoughtfully designed, while the fourth bedroom, located on the second floor, benefits from its own en-suite shower room, offering privacy and convenience.

Additional highlights include a separate utility room, a downstairs WC, and a double garage with a driveway that accommodates multiple cars, making this home both practical and

# Beardwood Drive, Blackburn, BB2 7AH

Offers Over £525,000

 4  2  3  D

- Four Bedroom Semi Detached Family Home
  - Three Spacious Reception Rooms
  - Off Road Parking For Multiple Vehicles
  - Tenure - Freehold
- Accommodation Over Three Floors
  - Double Garage And Driveway
  - EPC Rating - D
- Stunning Contemporary Kitchen Diner
  - Beautifully Presented Throughout
  - Council Tax Band - E

## Ground Floor

### Entrance

Hardwood door to entrance vestibule.

### Entrance Vestibule

4'10 x 4'7 (1.47m x 1.40m)

Tiled flooring, hardwood frosted door to hall.

### Hall

13'5 x 11'6 (4.09m x 3.51m)

Central heating radiator, coving, smoke alarm, doors to reception room one, reception room two, kitchen, WC and stairs to first floor.

### WC

7'7 x 2'11 (2.31m x 0.89m)

Hardwood frosted window, central heating radiator, two piece suite comprising of a dual flush WC and a vanity top wash basin with mixer tap, coving, feature wall light, wood effect lino flooring.

### Reception Room One

14'5 x 13'4 (4.39m x 4.06m)

Two UPVC double glazed windows, central heating radiator, coving, ceiling rose, gas fire, wood effect laminate flooring.

### Reception Room Two

16'3 x 14'4 (4.95m x 4.37m)

UPVC double glazed bay window, central heating radiator, marble open fire fireplace, coving. smoke alarm, ceiling rose.

### Kitchen/ Dining Room/ Conservatory

25'8 x 25'6 (7.82m x 7.77m)

Surrounding UPVC triple glazed windows, UPVC double glazed frosted window, three central heating radiators, feature wall lights, panelled wall and base units, granite surfaces, sink and integrated drainer ridges with mixer tap, five ring gas burner hob, extractor hood, integrated dishwasher, double Neff oven, understairs storage, door to utility room, spotlights, smoke alarm, wood effect laminate flooring, UPVC double glazed door to rear.

### Utility Room

7'2 x 6'7 (2.18m x 2.01m)

UPVC frosted leaded window, central heating radiator, ceramic sink with traditional taps, plumbing for washing machine, Worcester boiler.

## First Floor

### Landing

15'9 x 11'9 (4.80m x 3.58m)

UPVC double glazed leaded window, central heating radiator, smoke alarm, dado rail, doors to three bedrooms and bathroom.

### Bedroom One

15'8 x 14'6 (4.78m x 4.42m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, fitted wardrobes.

### Bedroom Two

13'5 x 13'3 (4.09m x 4.04m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, fitted wardrobes.

### Bedroom Three

12'5 x 11'6 (3.78m x 3.51m)

Two UPVC leaded window, fitted wardrobes, wood effect laminate flooring.

### Bathroom

9'10 x 5'10 (3.00m x 1.78m)

Two UPVC double glazed leaded windows, central heating radiators, four piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, enclosed direct feed shower, spotlights, extractor fan, tiled elevations and tiled flooring.

## Second Floor

### Loft Room

17'1 x 16'7 (5.21m x 5.05m)

Three Velux windows, central heating radiator, eaves, wood effect lino flooring, door to shower room.

### Shower Room

5'11 x 5'6 (1.80m x 1.68m)

Velux window, chrome heated towel rail, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap and an enclosed direct feed shower, spotlights, tiled elevations, lino flooring.

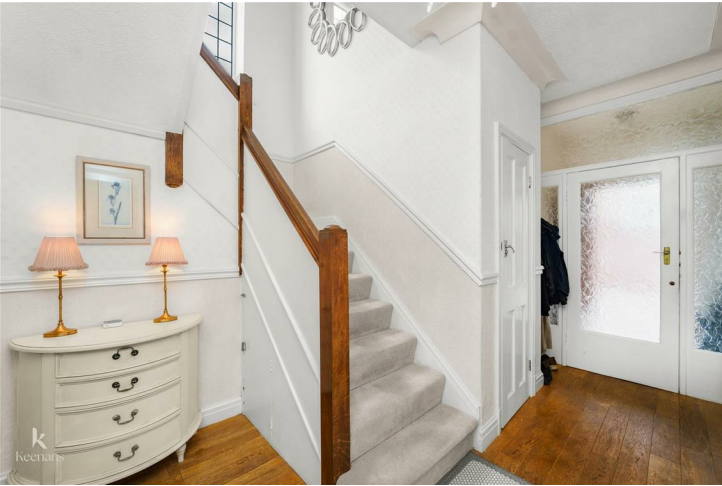
### External

### Rear

Enclosed laid to lawn garden, block pathway, driveway, garage, mature shrubbery and bedding areas.

## Front

Driveway, block pathway, bedding areas, mature shrubbery, laid to lawn garden. EV charger.



Tel: 01254916276

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