



| Energy Efficiency 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>                            |         |           |
| (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.

## Willow Trees Drive, Blackburn, BB1 8LB

### Offers Over £330,000

AN IMPRESSIVE FAMILY HOME SITUATED ON A QUIET CUL DE SAC

Located in the desirable area of Willow Trees Drive, Blackburn, this beautifully extended semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property has undergone a full renovation, ensuring that it meets the needs of contemporary family life.

Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the stunning modern kitchen, which boasts high-end fitted appliances and ample storage, designed to cater to all your culinary needs. The recent addition of a stylish downstairs shower room adds convenience and luxury to the living space.

The first floor features two generous double bedrooms, providing plenty of room for rest and privacy. The family bathroom is a highlight, showcasing a four-piece suite that combines both functionality and elegance.

Outside, the property benefits from a driveway that accommodates multiple vehicles, a rare find in this sought-after location. The landscaped garden offers a tranquil outdoor space, perfect for enjoying sunny days or hosting gatherings.

This home is not just a property; it is a lifestyle choice in a community that is both welcoming and vibrant. With its modern amenities and thoughtful design, this house is ready to become your new home. Don't miss the opportunity to make it yours.

# Willow Trees Drive, Blackburn, BB1 8LB

## Offers Over £330,000



- Tenure Leasehold
  - Off Road Parking With Driveway For Multiple Vehicles
  - Ready To Move Straight Into
- Council Tax Band D
  - Three Well Proportioned Bedrooms And Two Spacious Reception Rooms
  - Ideal Family Home Situated On A Quiet Cul De Sac With Viewing Essential
- EPC Rating TBC
  - Modern Fitted Kitchen
  - Landscaped Garden To Rear

### Ground Floor

#### Entrance

Composite double glazed door to porch.

#### Porch

7'10 x 4'7 (2.39m x 1.40m)

Two UPVC double glazed windows, door to hall and wood effect laminate flooring.

#### Hall

19'5 x 5'4 (5.92m x 1.63m)

Two central heating radiators, coving, doors to two reception rooms, kitchen/dining area, shower room, stairs to first floor and wood effect laminate flooring.

#### Shower Room

8'6 x 3'3 (2.59m x 0.99m)

Central heating towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, enclosed direct feed rainfall shower with rinse head, PVC to ceiling, spotlights, tiled elevation and tiled floor.

#### Reception Room One

11'10 x 11'4 (3.61m x 3.45m)

UPVC double glazed leaded bow window, central heating radiator, coving and stone brick fireplace.

#### Reception Room Two

21'8 x 10'1 (6.60m x 3.07m)

UPVC double glazed bay window, two central heating radiators, coving and wall mounted limestone gas heater.

#### Kitchen/Dining Area

32'2 x 17'2 (9.80m x 5.23m)

Two UPVC double glazed windows, central heating radiator, upright central heating radiator, range of wall and base units, quartz work top, Belfast sink with draining ridges and Quooker filter water and boiling water mixer tap, Smeg six ring range cooker, tiled splash back, extractor hood, Hotpoint electric oven and Bosch microwave in a high rise unit, Space for a Samsung American double fridge freezer with integrated filter water and ice maker, wine cooler, Hotpoint washing machine and LG dryer, pendant lighting, spotlights, partial brick elevation, tiled floor with under floor heating, UPVC double glazed door to rear and bi fold door to front. ( All appliances will be sold with the house. )

### First Floor

#### Landing

7'6 x 6'10 (2.29m x 2.08m)

Hard wood single glazed frosted window, coving, loft access, doors to three bedrooms and bathroom.

#### Bedroom One

19'11 x 9'10 (6.07m x 3.00m)

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Two

11'8 x 10' (3.56m x 3.05m)

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

#### Bedroom Three

7'8 x 6'4 (2.34m x 1.93m)

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

#### Bathroom

8'3 x 7'3 (2.51m x 2.21m)

UPVC double glazed frosted window, central heating towel rail, dual flush

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, enclosed direct feed rainfall shower with rinse head, tiled bath with mixer tap, PVC to ceiling, spotlights, extractor fan, tiled elevation and tiled floor.

#### External

#### Rear

Enclosed laid to lawn garden, decking and stone chippings.

#### Front

Block paved drive.



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