



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(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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## Bishopdale Close, Blackburn, BB2 5EB

### Offers Over £300,000

A BEAUTIFUL FAMILY HOME WITH PLENTY OF SPACE FOR GROWING CHILDREN!

Nestled in the charming Bishopdale Close, Blackburn, this delightful 4-bedroom semi-detached house is a true gem waiting to be discovered. Boasting not only 3 bathrooms but also 3 reception rooms, this property offers a wealth of space for all your socialising and family gathering needs.

Step inside to find a well-designed interior layout that caters perfectly to a growing family or those seeking flexibility in their living space. The multiple open reception rooms provide the ideal setting for entertaining guests or simply relaxing with loved ones.

As you make your way outside, you'll be greeted by a large outdoor area that is sure to impress. Featuring wooden decking and a tranquil fish pond, this space is perfect for unwinding after a long day or hosting summer soirees with friends and family.

In addition to the outdoor oasis, this property also comes with an attached garage, offering both secure parking and extra storage space for your convenience.

Overall, this fantastic property ticks all the boxes for those looking for a home that seamlessly blends indoor comfort with outdoor charm. Don't miss out on the opportunity to make this house your own and create lasting memories in a space that truly feels like home.

# Bishopdale Close, Blackburn, BB2 5EB

## Offers Over £300,000

 4  3  2  C

- Detached Property
- Two Reception Rooms
- Off Road Parking And Garage
- EPC Rating: C
- Four Bedrooms
- Fitted Kitchen And Separate Utility Room
- Leasehold
- Three Bathrooms
- Enclosed Rear Garden
- Council Tax Band: D

### Ground floor

#### Porch

Composite entrance door, UPVC double glazed windows and composite door to hall.

#### Hall

Central heating radiator, smoke detector, dado rail, wood effect flooring, stairs to first floor and door to reception room one.

#### Reception Room One

13'6 x 13 (4.11m x 3.96m)  
UPVC double glazed window, central heating radiator, ceiling rose, coving, dado rail, living flame gas fire in decorative surround, TV point, wood effect flooring, under stairs storage, door to kitchen and open access to reception room two.

#### Reception Room Two

9'2 x 7'9 (2.79m x 2.36m)  
Central heating radiator, ceiling rose, coving, dado rail, wood effect flooring and UPVC double glazed French doors to conservatory.

#### Conservatory

12' x 8'5 (3.66m x 2.57m)  
UPVC double glazed windows, central heating radiator, spotlights and UPVC French doors to rear.

#### Kitchen

12'5 x 9'1 (3.78m x 2.77m)  
UPVC double glazed window, central heated towel rail, spotlights, range of wall and base units, laminate worktops, integrated double oven in high rise unit, four burner gas hob, extractor hood, tiled splash back, one and half ceramic sink with draining board and mixer tap, integrated dishwasher, space for American style fridge freezer and laminate floor.

#### Utility Room

5'1 x 4'11 (1.55m x 1.50m)  
Central heated towel rail, range of wall and base units, laminate worktops, plumbing for washing machine, space for dryer, laminate flooring, door to WC and UPVC double glazed frosted door to rear.

#### WC

4'11 x 3'7 (1.50m x 1.09m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer taps, part tiled elevations and laminate flooring.

#### First Floor

#### Landing

10'1 x 6'2 (3.07m x 1.88m)  
Loft access, dado rail, storage cupboard and doors to four bedrooms and bathroom.

#### Bedroom One

17'3 x 8' (5.26m x 2.44m)  
UPVC double glazed window, central heating radiator, spotlights, coving and door to en suite.

#### En Suite

7'9 x 5'6 (2.36m x 1.68m)  
UPVC double glazed window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, PVC clad ceiling, tiled elevations and tiled floor.

#### Bedroom Two

10' x 9'2 (3.05m x 2.79m)  
UPVC double glazed window, central heating radiator, coving, dado rail, storage cupboard and door to en suite.

#### En Suite

10'3 x 4'3 (3.12m x 1.30m)  
UPVC double glazed frosted window, central heated towel rail, coving, low flush WC, vanity top wash basin with traditional taps, direct feed shower, extractor fan and part tiled elevations.

#### Bedroom Three

10' x 8'9 (3.05m x 2.67m)  
UPVC double glazed window, central heating radiator and coving.

#### Bedroom Four

7'10 x 7'5 (2.39m x 2.26m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

6'1 x 5'10 (1.85m x 1.78m)  
UPVC double glazed frosted window, upright central heating radiator, dual flush WC, vanity top wash basin with mixer tap, Jacuzzi bath PVC clad ceiling, PVC clad elevations and tile effect flooring.

#### External

#### Front

Laid to lawn, bedding areas, block paved drive leading to garage.

#### Garage

17'8 x 8'9 (5.38m x 2.67m)  
Up and over door.

#### Rear

Artificial lawn, decking, gravel areas and fish pond.

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