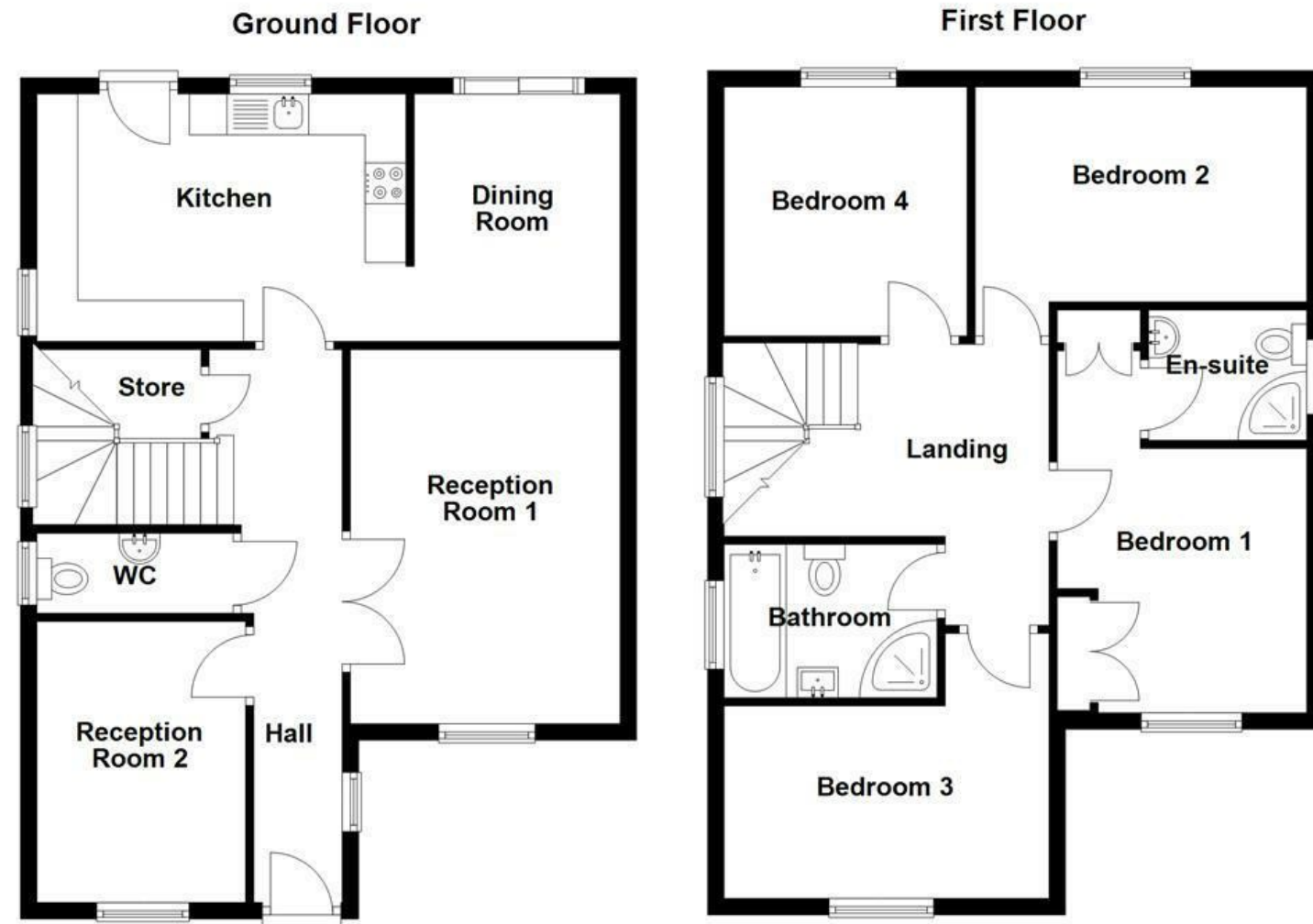




## Heron Close, Blackburn, BB1 8NU

### Offers Over £375,000

AN EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, spacious rooms and stunning gardens, this enviable four double bedroom detached property is being proudly welcomed to the market in a sought after location of Blackburn. Benefiting from modern fixtures and fittings, three living areas and double garage, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, good schools and amenities, as well as network links to Preston, Chorley and Clitheroe. The property has been a credit to the current owners who have created the perfect family home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, WC, kitchen and staircase to the first floor. The kitchen then leads on to a dining room. The first floor comprises of doors on to four double bedrooms and a contemporary four piece bathroom suite. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with artificial lawn, Indian stone patio and access on to a double garage. To the front there is a laid to lawn garden with bedding and driveway with access to the double garage.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>79</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>57</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Heron Close, Blackburn, BB1 8NU

## Offers Over £375,000

 4  2  3  D

- Exceptional Detached Property
  - Two Bathrooms
  - EPC Rating D
  - Freehold
- Four Double Bedrooms
  - Gardens To The Front And Rear
  - Off Road Parking
- Immaculate Presentation
  - Double Garage
  - Council Tax Band E

### Ground Floor

#### Entrance

UPVC double glazed frosted door to the hallway.

#### Hallway

21'09 x 12'04 (6.63m x 3.76m)  
UPVC double glazed frosted window, central heating radiator, coving, under stairs storage cupboard, wood effect flooring, doors to two reception rooms, kitchen, WC, and staircase to the first floor.

#### Reception Room One

15'05 x 10'10 (4.70m x 3.30m)  
UPVC double glazed window, central heating radiator, coving, gas fire, television point.

#### Reception Room Two

11'03 x 8'03 (3.43m x 2.51m)  
UPVC double glazed leaded window, central heating radiator, coving, television point.

#### WC

7'11 x 3'03 (2.41m x 0.99m)  
UPVC double glazed frosted leaded window, central heating radiator, two piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, coving and tiled flooring.

#### Kitchen

14'10 x 9'11 (4.52m x 3.02m)  
Two UPVC double glazed leaded windows, a range of wood effect wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, space for oven, integrated fridge freezer, washing machine, extractor hood and microwave, coving spotlights, wood effect lino flooring, UPVC double glazed frosted door to the rear, open arch to the dining area.

#### Dining Area

9'11 x 8'03 (3.02m x 2.51m)  
Central heating radiator, coving, television point, wood effect flooring, UPVC double glazed patio doors to the rear.

### First Floor

#### Landing

13'02 x 9'09 (4.01m x 2.97m)  
UPVC double glazed frosted leaded window, loft access, coving, doors to four double bedrooms and bathroom.

#### Bedroom One

16'08 x 10'10 (5.08m x 3.30m)  
UPVC double glazed leaded window, central heating radiator, coving, spotlights, fitted wardrobes, door to the en suite.

#### En Suite

6'04 x 5'03 (1.93m x 1.60m)  
UPVC double glazed frosted leaded window, chrome heated towel rail, three piece suite comprising of a direct feed shower enclosure, dual flush WC, pedestal was basin with traditional taps, full tiled elevations, spotlights, extractor fan, tiled effect flooring.

#### Bedroom Two

13'03 x 10'03 (4.04m x 3.12m)  
UPVC double glazed window, central heating radiator, coving.

#### Bedroom Three

12'03 x 11'02 (3.73m x 3.40m)  
UPVC double glazed leaded window, central heating radiator, coving, spotlights.

#### Bedroom Four

10'03 x 10 (3.12m x 3.05m)  
UPVC double glazed window, central heating radiator, coving, spotlights.

#### Bathroom

9'01 x 6'01 (2.77m x 1.85m)  
UPVC double glazed frosted leaded window, chrome heated towel rail, four piece suite comprising of a tiled paneled bath with mixer tap and rinse head, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall corner shower enclosure, full tiled elevations, integrated shelving, spotlights, extractor fan, tiled flooring.

#### External

##### Front

Laid to lawn garden with bedding, patio and off road parking with access to a double garage.

##### Rear

Enclosed garden with artificial lawn, Indian stone patio and bedding with access on to the double garage.

#### Double Garage

18'01 x 17'02 (5.51m x 5.23m)  
Hardwood single glazed window, Vaillant boiler, power and lighting and two up and over garage doors



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