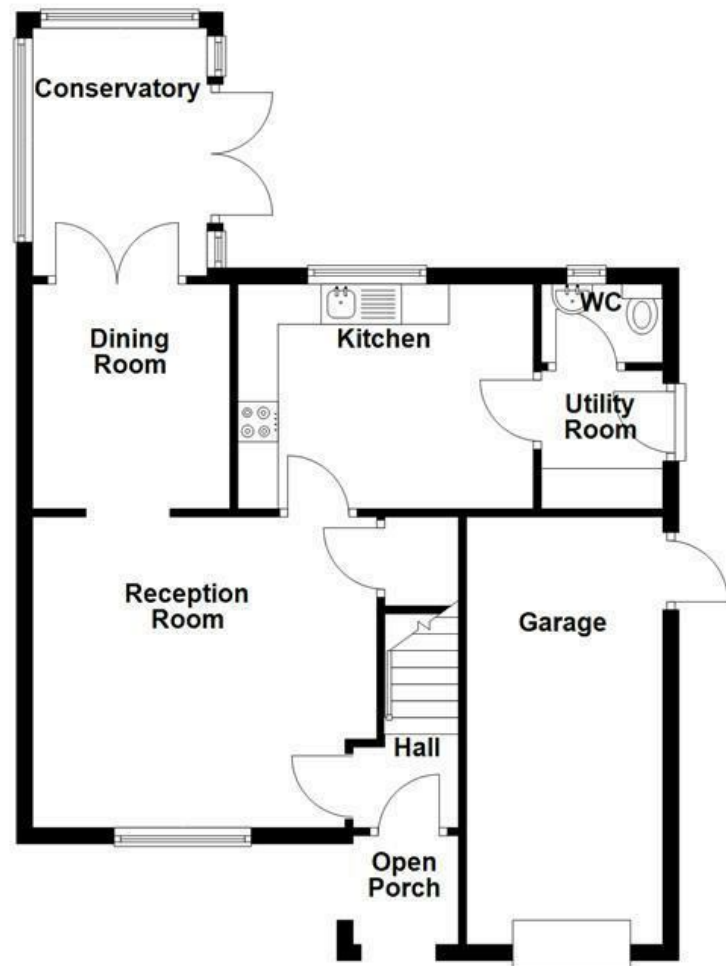
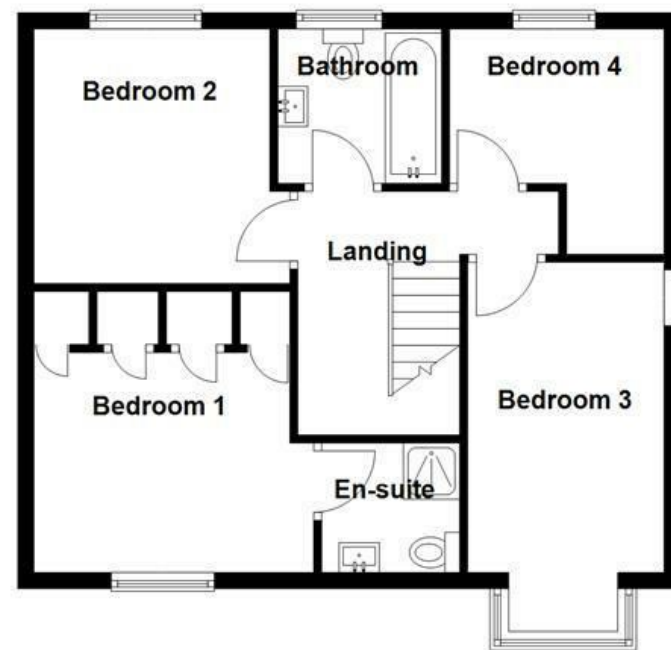


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	74	
(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		

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.

Coverdale Drive, Feniscowles, Blackburn, BB2 5ED

Offers Over £260,000

AN EXCEPTIONAL FAMILY HOME WHICH BACKS ONTO LEEDS & LIVERPOOL CANAL!
Nestled in the desirable location of Coverdale Drive, Feniscowles, Blackburn, this exceptional detached family home, which backs onto Leeds/Liverpool Canal is a true gem. Beautifully presented and meticulously maintained, it offers a perfect blend of comfort and style, making it an ideal choice for any growing family.

As you step inside, you will be greeted by an inviting open plan living area that seamlessly flows into a delightful conservatory, providing an abundance of natural light and a wonderful space for relaxation or entertaining. The neutral decoration throughout the home creates a warm and welcoming atmosphere, allowing you to easily add your personal touch.

This property boasts four spacious bedrooms, ensuring ample space for family members or guests. The added benefit of a fully boarded loft presents exciting potential for conversion, should you wish to expand your living space further.

Outside, the beautifully presented gardens offer a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings. The Property backs onto the Leeds and Liverpool canal, with private canal walkways which provides enviable views and a serene setting for leisurely strolls. Additionally, off-road parking and a garage enhance the convenience of this splendid home. A true credit to the current owner, this property is ready for you to move straight into and start creating cherished memories. With its fantastic features and prime location, well regarded schools, sporting facilities and amenities this family home is not to be missed.

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

Coverdale Drive, Feniscowles, Blackburn, BB2 5ED

Offers Over £260,000

**4**

**2**

**3**

**C**

- Tenure Freehold
 - Off Road Parking With Space For Two Vehicles And Access To Garage
 - Viewing Essential
 - Close Proximity To Local Amenities And Well Regarded Schools
- Council Tax Band E
 - Four Generously Sized Bedrooms
 - Envious Garden Space Backing Onto The Leeds/Liverpool Canal
- EPC Rating C
 - Ideal Family Home With No Onward Chain
 - Easy Access To Major Network Links

Ground Floor

Open Porch

Quarry tiled floor.

Entrance

Composite double glazed frosted leaded door to hall.

Hall

4'2 x 3'10 (1.27m x 1.17m)

Central heating radiator, smoke alarm, hard wood floor, door to reception room and stairs to first floor.

Reception Room

13'5 x 13'4 (4.09m x 4.06m)

Two UPVC double glazed windows, central heating radiator, gas fire with granite effect hearth and surround, coving, television point, hard wood floor, open to dining room and door to kitchen.

Dining Room

9'2 x 8'1 (2.79m x 2.46m)

Central heating radiator, coving, hard wood floor and UPVC double glazed French doors to conservatory.

Conservatory

10'1 x 7'11 (3.07m x 2.41m)

UPVC double glazed windows, spotlights, tiled floor and UPVC double glazed French doors to rear garden.

Kitchen

12'1 x 9'2 (3.68m x 2.79m)

UPVC double glazed window, central heating radiator, range of panel wall and base units, granite effect surface, tiled splash back, composite sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, space for fridge freezer, tiled floor and door to utility room.

Utility Room

5'2 x 4'10 (1.57m x 1.47m)

Central heating radiator, wall units, granite effect surface, plumbed for washing machine, tiled floor, door to WC and UPVC double glazed frosted door to rear garden and garage.

WC

4'10 x 3'2 (1.47m x 0.97m)

UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin and tiled floor.

First Floor

Landing

11' x 10' (3.35m x 3.05m)

Smoke alarm, loft access with pull down ladder, over stairs storage, doors to four bedrooms and bathroom.

Bedroom One

11'5 x 10'5 (3.48m x 3.18m)

UPVC double glazed window, central heating radiator, large fitted wardrobe and door to en suite.

En Suite

5'8 x 5'3 (1.73m x 1.60m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower, tiled elevation and tiled floor.

Bedroom Two

11'5 x 10'1 (3.48m x 3.07m)

UPVC double glazed window, central heating radiator and wood, parquet floor.

Bedroom Three

13'3 x 8' (4.04m x 2.44m)

Two UPVC double glazed windows, central heating radiator and eave storage.

Bedroom Four

9'3 x 8'9 (2.82m x 2.67m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 6'3 (2.06m x 1.91m)

UPVC double glazed frosted window, central heating radiator, tiled panel bath with direct feed shower and mixer tap, dual flush WC, vanity top wash basin with mixer tap, tiled elevation and tiled floor.

Second Floor

Loft

239 x 16'8 (72.85m x 5.08m)

Lighting and boarded.

External

Rear

Enclosed laid to lawn garden with large paved terrace, bedding areas, mature shrubs, access to garage and bike shed for two bikes with indoor and outdoor lighting, power, two USB ports, access only via garden. Rear garden gate leading onto canal path next to Leeds-Liverpool-Canal.

Garage

17'5 x 8'1 (5.31m x 2.46m)

Power, lighting, electric fuse box, Valliant boiler, storage cupboard, up and over garage door.

Front

Laid to lawn garden, hedge, trees, mature shrubbery and paved driveway for two cars.

