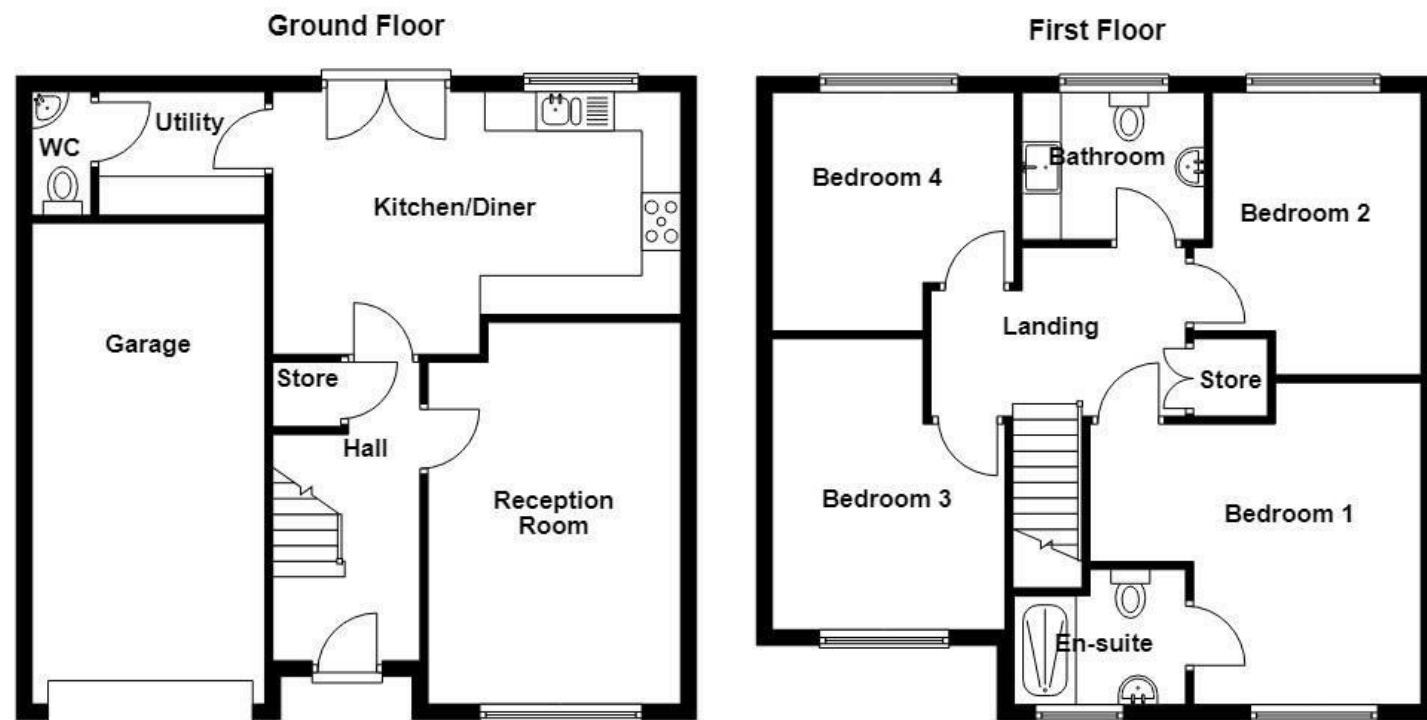




Burdock Pass, Blackburn, BB2 5PG

£1,950 Per Month

BRAND NEW FOUR BED DETACHED FAMILY HOME ON A SOUGHT AFTER DEVELOPMENT

Nestled in the charming area of Bernets Nook, Burdock Pass, Feniscowles, Blackburn, this delightful four bedroom new build house is being welcomed to the rental market. It offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features two modern bathrooms, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Situated in a peaceful neighbourhood, this property benefits from a sense of community while still being conveniently close to local amenities, schools, and transport links. Whether you are looking for a family home or a place to settle down, this house in Feniscowles is a wonderful opportunity not to be missed. Come and experience the charm and comfort this property has to offer. For further details or to book a viewing please contact our Lettings team at your earliest convenience.

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

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 4  2  2  B

- Brand New Detached Property
 - Spacious And Versatile Accommodation
 - Garage and Driveway for Off Road Parking
 - Separate Utility And Downstairs W.C
- Four Double Bedroom Family Home
 - Sought After Feniscowles Location
 - EPC Rating - B
- Two Modern Bathrooms
 - Close To Local Amenities And Schools
 - Council Tax Band - D

Ground Floor

Hall

12'7 x 6'2 (3.84m x 1.88m)

Central heating radiator, smoke alarm, wood effect laminate flooring, doors to reception room and kitchen diner, stairs to first floor, understairs storage.

Reception Room

16'1 x 10'8 (4.90m x 3.25m)

UPVC double glazed window, two central heating radiators.

Kitchen

17'2 x 11'1 (5.23m x 3.38m)

UPVC double glazed window, central heating radiator, panelled wall and base units with marble effect surfaces, stainless steel one and a half sink and drainer with mixer tap, five ring gas burner hob, extractor hood, integrated oven and microwave, integrated dishwasher and wine cooler, fridge freezer, under unit spotlights, extractor fan, wood effect laminate flooring, French doors to rear, door to utility room.

Utility Room

7'6 x 5'2 (2.29m x 1.57m)

UPVC double glazed window, central heating radiator, panelled wall and base units with marble effect surfaces, smoke alarm, plumbing for washing machine, wood effect laminate flooring, door to WC.

WC

5'2 x 3'1 (1.57m x 0.94m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan, wood effect laminated flooring.

First Floor

Landing

10'4 x 6'7' (3.15m x 2.01m')

Loft access, smoke alarm, central heating radiator, doors to four bedrooms, bathroom and storage.

Bedroom One

13'9 x 13'1 (4.19m x 3.99m)

UPVC double glazed window, central heating radiator, door to en suite.

En Suite

6'6 x 5'8 (1.98m x 1.73m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, partial tiled elevations, wood effect lino flooring.

Bedroom Two

11'11 x 10'3 (3.63m x 3.12m)

UPVC double glazed window, central heating radiator.

Bedroom Three

12'3 x 10'3 (3.73m x 3.12m)

UPVC double glazed window, central heating radiator, extractor fan.

Bedroom Four

10'2 x 10'4 (3.10m x 3.15m)

UPVC double glazed window, central heating radiator.

Bathroom

6'11 x 6'2 (2.11m x 1.88m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and direct feed overhead shower, partial tiled elevations, tiled effect lino flooring.

External

Garage

20'3 x 9'10 (6.17m x 3.00m)

Ideal boiler, energy meters.

Front

Driveway, laid to lawn garden and bedding areas.

Rear

Enclosed laid to lawn garden, stone flag areas.

