



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>	<b>61</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Walden Road, Blackburn, BB1 9PQ

### Offers Over £375,000

#### EXCEPTIONAL DETACHED FAMILY HOME

Situated on the charming Walden Road in Blackburn, this exceptional detached family home offers a perfect blend of space, style, and comfort. Spanning an impressive 1,787 square feet, the property boasts five generously sized bedrooms, making it an ideal choice for families seeking room to grow.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the stylish decoration found throughout the home. The heart of the house is undoubtedly the impressive dining kitchen, which provides a wonderful space for family gatherings and entertaining guests. The modern four-piece bathroom suite adds a touch of luxury, ensuring that daily routines are both convenient and enjoyable.

The property is surrounded by beautifully maintained gardens to both the front and rear, offering a tranquil outdoor space for relaxation and play. Additionally, ample off-road parking is available, providing ease and convenience for residents and visitors alike.

This move-in ready home is a rare find, combining modern living with the warmth of a family environment. With its spacious layout and thoughtful design, it is sure to appeal to those looking for a delightful place to call home in Blackburn. Don't miss the opportunity to make this stunning property your own.



Walden Road, Blackburn, BB1 9PQ  
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 5  1  1  D

- Impressive Detached Property
  - Modern Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating D
- Five Bedrooms
  - Move-in Ready
  - Tenure Freehold
- Four Piece Bathroom Suite
  - Immaculate Gardens to Front and Rear
  - Council Tax Band E

Ground Floor

Entrance Porch

4'1 x 3'8 (1.24m x 1.12m)

Composite double glazed frosted front door and window, UPVC double glazed frosted window, tiled flooring and door to hall.

Hall

10'3 x 4'1 (3.12m x 1.24m)

Hardwood single glazed frosted stained glass leaded window, central heating radiator, tiled flooring, doors leading to reception room, kitchen/dining area and stairs to first floor.

Reception Room

18'0 x 11'7 (5.49m x 3.53m)

UPVC double glazed box window, UPVC double glazed window, coving, two central heating radiators, television point and cast iron log burner with stone hearth.

Kitchen/Dining Area

21'10 x 14'8 (6.65m x 4.47m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with solid wood work surfaces, range cooker with five ring gas hob and extractor hood, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, plumbing for dishwasher, space for American-style fridge freezer, spotlights, tiled flooring, understairs storage, door to utility and bi-folding doors to terrace.

Utility

10'3 x 7'7 (3.12m x 2.31m )

UPVC double glazed window, central heating radiator, plumbing for washing machine, space for dryer, Baxi wall mounted boiler, spotlights, doors leading to WC, garage and UPVC door to rear.

WC

6'8 x 3'5 (2.03m x 1.04m )

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, spotlights and tiled flooring.

Garage

16'5 x 10'5 (5.00m x 3.18m)

Roller shutter door.

First Floor

Landing

Loft access, smoke detector, doors leading to five bedrooms and family bathroom.

Bedroom One

16'5 x 11'7 (5.00m x 3.53m)

UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

Bedroom Two

12'6 x 11'10 (3.81m x 3.61m)

UPVC double glazed window and central heating radiator.

Bedroom Three

14'7 x 10'5 (4.45m x 3.18m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Four

9'11 x 8'9 (3.02m x 2.67m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

Bedroom Five

8'7 x 7'3 (2.62m x 2.21m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

15'2 x 7'2 (4.62m x 2.18m)

Two UPVC double glazed windows, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, freestanding rolltop ball and clawfoot slipper bath with mixer tap and rinse head, multi-jet shower with rinse head, partial PVC panelled elevations, partial tiled elevations and tiled flooring.

External

Rear

Laid to lawn garden with timber shed and composite decking terrace with glass balustrade.

Front

Laid to lawn garden, gravel chippings, bedding areas and off road parking.



Tel: 01200422824

www.keenans-estateagents.co.uk