





Hilton &  
Horsfall



BB6 7FR

## Holdsworth Drive, Blackburn

Offers Over £300,000

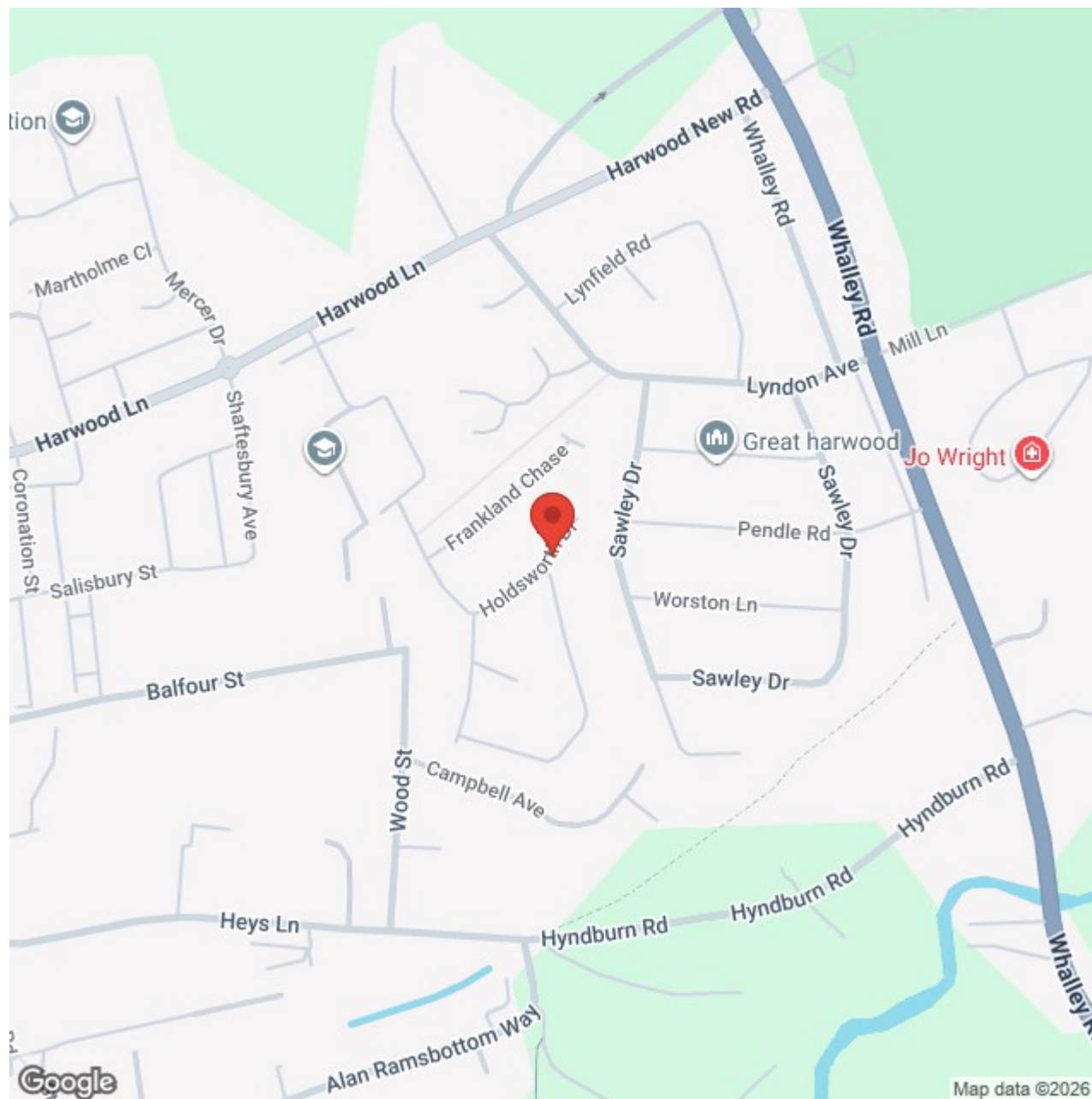
- Four-bedroom detached family home
- Stylish living room with feature fireplace and French doors
- Modern breakfast kitchen with quality finishes
- Principal bedroom with en-suite shower room
- Driveway, integral garage & private rear garden
- Sought-after modern development close to schools and transport links

This beautifully presented four-bedroom detached home is located within a highly sought-after modern development in Blackburn. The property offers spacious and contemporary living accommodation, including a welcoming hallway, a stylish dining room, a generous living room with a feature fireplace and French doors opening onto the garden, and a modern breakfast kitchen with sleek cabinetry and quality finishes. There is also a convenient ground floor WC and an integral garage. To the first floor are four well-proportioned bedrooms, with the principal benefitting from an en-suite shower room, along with a modern family bathroom.

Externally, the home features a driveway providing off-road parking, an integral garage, and a private rear garden with lawn and patio areas—perfect for outdoor dining and family enjoyment. Positioned close to local schools, amenities, and major transport links, Holdsworth Drive combines style, comfort, and practicality in a highly desirable location.











# Lancashire

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## GROUND FLOOR

### ENTRANCE HALLWAY

### GROUND FLOOR WC

### LIVING ROOM 15'5" x 11'5" (4.72m x 3.50m)

A beautifully presented and inviting reception space featuring stylish décor and a warm, homely feel. This generous room is flooded with natural light through the French doors that open directly onto the rear garden—perfect for entertaining or enjoying summer evenings. A striking feature fireplace provides an elegant focal point, complemented by contemporary wall tones and wood-effect flooring. The room comfortably accommodates a range of furniture and creates a relaxed, welcoming atmosphere ideal for modern family living.

### DINING ROOM 8'11" x 8'5" (2.74m x 2.57m)

A bright and welcoming space positioned to the front of the property, featuring a large window that floods the room with natural light. Stylishly finished with neutral décor and subtle wall panelling, this versatile area comfortably accommodates a family-sized dining table and is perfect for both everyday meals and entertaining guests.

### BREAKFAST KITCHEN 14'2" x 9'7" (4.34m x 2.93m)

A stylish and contemporary space fitted with a range of sleek grey shaker-style units, contrasting brass handles, and white work surfaces. This impressive kitchen offers integrated appliances, ample storage, and a designated breakfast area perfect for casual dining. Dual aspect windows and a rear door provide plenty of natural light and access to the garden, creating a bright, airy, and social hub for everyday family life.

## FIRST FLOOR / LANDING

### BEDROOM ONE 14'3" x 12'0" (4.36m x 3.68m)

A spacious and stylish principal bedroom featuring bold décor and a

large window allowing natural light to fill the room. The space comfortably accommodates a king-size bed and additional furniture, creating a relaxing retreat. This room also benefits from access to a modern en-suite shower room, adding both comfort and convenience.

### ENSUITE SHOWER ROOM 5'1" x 7'11" (1.56m x 2.43m)

A modern en-suite shower room fitted with a contemporary three-piece suite comprising a shower enclosure, low-level WC, and wash basin. Finished in neutral tones with decorative floor tiles and a frosted window providing natural light, this stylish space perfectly complements the principal bedroom.

### BEDROOM TWO 14'2" x 8'11" (4.32m x 2.74m)

A generously sized double bedroom located to the rear of the property, offering a peaceful outlook over the garden. Neutrally decorated and filled with natural light, this room provides ample space for furniture and is ideal as a guest bedroom or comfortable retreat.

### BEDROOM THREE 9'0" x 12'2" (2.76m x 3.72m)

A well-presented bedroom positioned to the front of the property, currently used as a nursery. The room features tasteful décor with a warm accent wall and panel detailing, offering a bright and cheerful space ideal for a child's bedroom, guest room, or home office.

### BEDROOM FOUR 7'2" x 8'10" (2.19m x 2.71m)

A light and versatile room positioned to the front of the property, currently utilised as a home office. Neutrally decorated with a large window providing plenty of natural light, this space would also make an ideal single bedroom, nursery, or creative workspace.

### BATHROOM 6'7" x 7'10" (2.01m x 2.41m)

A contemporary family bathroom comprising a three-piece suite including a panelled bath with shower attachment, pedestal wash basin, and low-level WC. Finished with patterned floor tiles, neutral wall tones, and a frosted window providing privacy and natural light, this space offers a clean and modern design ideal for everyday use.

### INTEGRAL GARAGE 16'11" x 8'8" (5.17m x 2.65m)

An integral single garage fitted with power and lighting, offering secure parking or useful storage space. Accessed via an up-and-over style door from the driveway, with internal access also available from the main hallway for added convenience.

## 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/holdsworth-drive-blackburn>

## LOCATION

Situated within a popular modern development in Blackburn, this property enjoys a peaceful yet convenient setting close to a wide range of local amenities. Nearby are highly regarded schools, supermarkets, and leisure facilities, while Blackburn town centre offers excellent shopping and dining options. The area is well connected by road and rail, with easy access to the M65 motorway network, making it ideal for commuters travelling to Preston, Burnley, or Manchester.

## PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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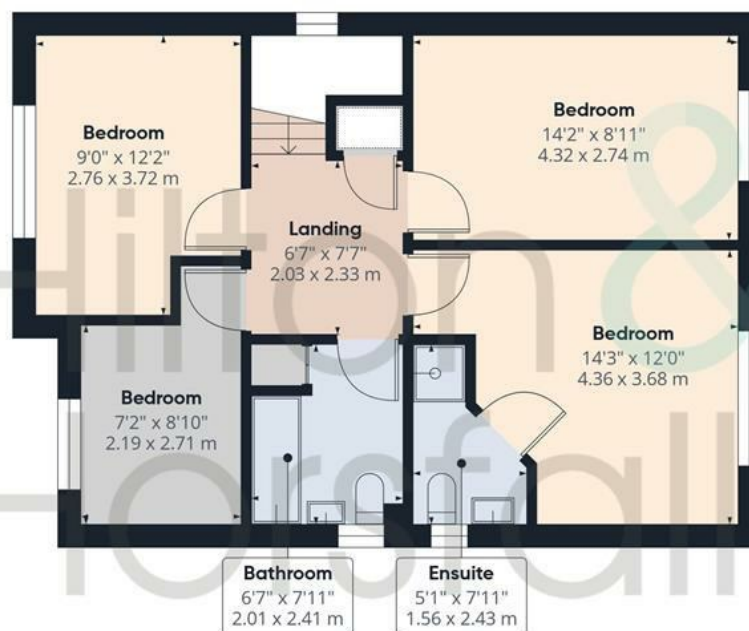


## OUTSIDE

To the front of the property is a neat lawned garden and a driveway providing off-road parking, leading to an integral garage. To the rear is a fully enclosed garden featuring a well-maintained lawn and a paved patio area—ideal for outdoor dining, entertaining, or relaxing with family. The garden enjoys a good degree of privacy and offers a perfect space for enjoying the warmer months.



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1224 ft<sup>2</sup>

113.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.







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