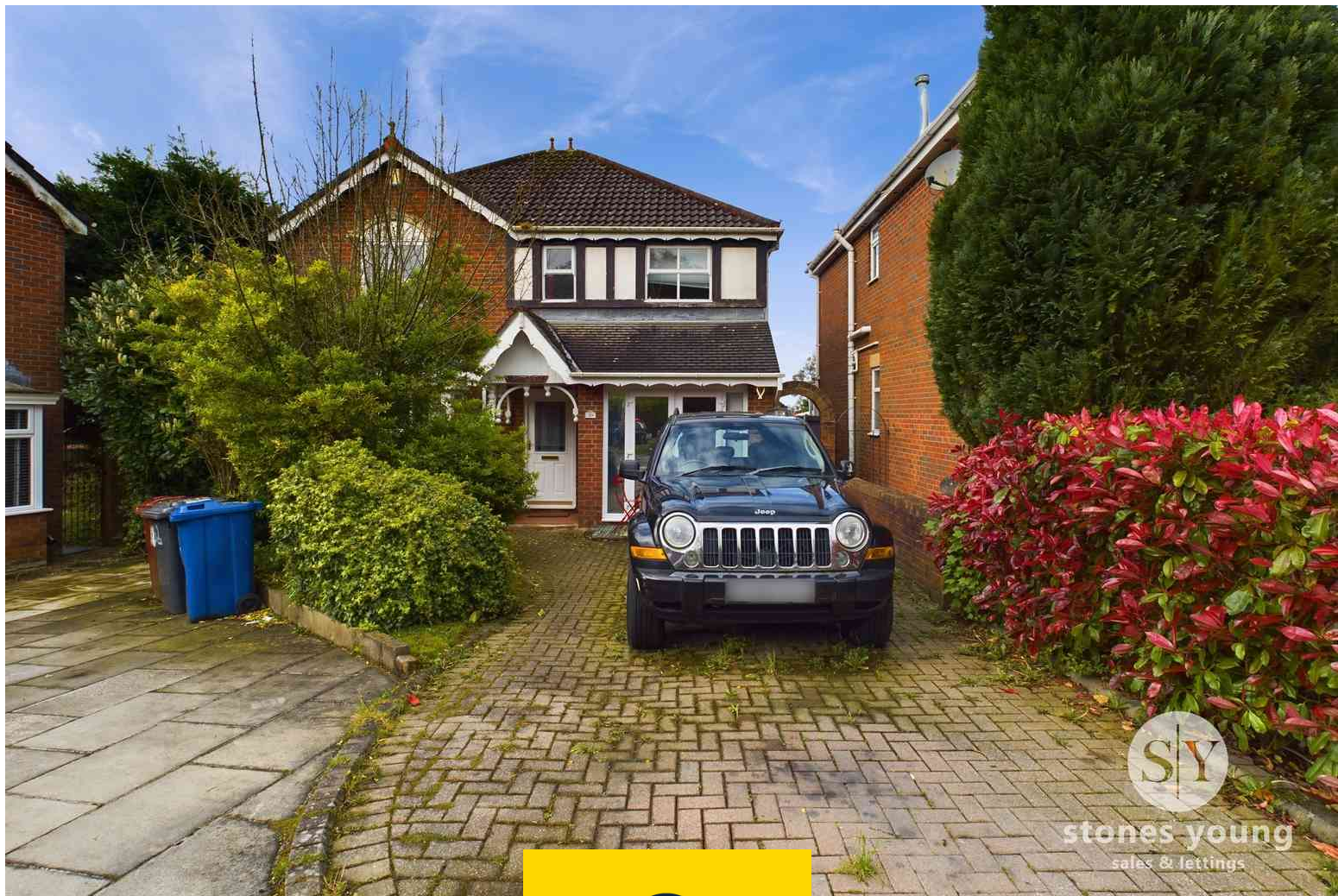


Rowen Park, Blackburn, Lancashire. BB2 7BE

£360,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*IMPRESSIVE FOUR BEDROOM DETACHED HOUSE IN BEARDWOOD\*** Offering a unique blend of comfort, style, and convenience for modern family living. Spanning over two floors, this detached family home is beautifully presented throughout with a seamless combination of spacious living areas and practical design features.

Upon entering the property, you are greeted by a welcoming entrance hall that leads to a series of beautifully appointed reception rooms. The garage has been expertly converted into an additional reception room, providing a versatile space that can be tailored to suit the needs of the new owners. The property also boasts the added benefit of a further two reception rooms, offering plenty of space for entertaining guests or simply unwinding with the family. The kitchen features modern appliances, sleek cabinetry, and a convenient breakfast bar, making it an ideal space for preparing delicious meals and gathering together. The ground floor has recently undergone refurbishment, with the installation of a new WC, ensuring that the property meets the highest standards of comfort and convenience.

Upstairs, the property features four well-proportioned bedrooms, with the master bedroom benefiting from an en suite bathroom. Each bedroom is tastefully decorated and flooded with natural light. Along with a modern fully tiled family bathroom suite.

Externally, the property boasts driveway parking, providing ample space for two vehicles. The fantastic sized rear garden offers a private retreat, ideal for hosting outdoor gatherings or simply enjoying the sunshine. The property is tucked away in a peaceful position, offering a sense of seclusion and privacy that is rare to find in such a desirable location.

In summary, this exceptional property offers a rare opportunity to acquire a detached family home in the prestigious area of Beardwood. With its spacious living areas, and convenient location, this property is sure to appeal to discerning buyers looking for a comfortable and stylish family home. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

## FEATURES

- Four Bedroom Detached House
- Garage Converted Into Reception Room
- Detached Family Home In Beardwood
- Driveway Parking
- No Chain Delay
- Recently Replaced Ground Floor WC & Family Bathroom
- Fantastic Sized Rear Garden
- Tucked Away Position
- Three Reception Rooms
- Kitchen With Breakfast Bar
- En Suite To Master Bedroom



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Laminate flooring, wooden front door, stairs to first floor.

#### Lounge

Laminate flooring, ceiling coving, storage cupboard, gas fire with marble hearth and wood surround, wooden framed double glazed window, panel radiator. TV point.

#### Dining Room

Laminate flooring, ceiling coving, double glazed uPVC French doors to rear garden, panel radiator.

#### Kitchen

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, space for x6 ring gas cooker, extractor fan, stainless steel sink and drainer, integral dish washer and fridge freezer, breakfast bar, under counter lights, panel radiator, wooden framed double glazed window.

#### Utility Room

Vinyl flooring, plumbed for washing machine, wall mounted boiler, wooden door to the side of the property.

#### WC

Tiled flooring, two piece in white, tiled floor to ceiling, heated towel radiator, frosted double glazed window.

#### Second Reception Room (Was the garage)

Laminate flooring, ceiling spot lights, panel radiator, uPVC double glazed French doors.

### First Floor

#### Landing

Carpet flooring, loft access.

### Bedroom One

Double bedroom with laminate flooring, fitted wardrobes, wooden framed double glazed window.

### En Suite

Tiled vinyl flooring, three piece in white with built in vanity, ceiling spot lights, panel radiator, frosted double glazed window.

### Bedroom Two

Double bedroom with laminate flooring, fitted wardrobes, panel radiator, wooden framed double glazed window.

### Bedroom Three

Double bedroom with laminate flooring, x2 wooden framed double glazed windows, panel radiator.

### Bedroom Four

Single bedroom with laminate flooring, panel radiator, wooden framed double glazed upvc window.

### Bathroom

Tiled flooring, tiled floor to ceiling, ceiling spot lights, built in vanity unit heated, towel radiator, wooden framed double glazed window.



# FLOORPLAN



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.