

Beardwood Park, Blackburn, Lancashire. BB2 7BW

£285,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*IMPRESSIVE DETACHED TRUE BUNGALOW IN SOUGHT AFTER BEARDWOOD LOCATION!\*** Occupying an enviable plot on Beardwood Park stands this beautifully presented family home. Offering versatile accommodation which has been partly renovated to include new décor and flooring, along with a new boiler and heating system installed recently. This outstanding property is expected to be popular and so early viewing is simply essential.

Upon entering this admirable home you are greeted by an entrance vestibule and hallway, complete with storage. The breath-taking lounge offers a superb place to relax, with a gas fireplace as the beautiful focal point in this light filled space. The second reception room offers a versatile space and is currently used as a stunning dining room. Stepping in to the bright kitchen, you'll find ample storage in the form of base and eye level units in a crisp white colour palette with good quality work surfaces, fixtures and fittings. The kitchen enjoys wonderful garden views and is tastefully decorated, creating an inspiring kitchen space. The master bedroom boasts fitted storage, ensuring the space is maximised, and leads in to the conservatory where you are able to appreciate the wonderful outdoor scenery. The master bedroom is serviced by an en-suite shower room. There are two further bedrooms present, both of which are comfortable double bedrooms with fitted furnishings. Completing the internal accommodation is the three piece family bathroom in a subtle pink tone, complete with a shower over the bath and a vanity unit ideal for storage. The property benefits from a recently installed heating system including a new combi boiler.

This admirable property set on a peaceful cul-de-sac is within easy reach of excellent amenities, local places of worship and benefits from a wonderful community feel. The generous plot means this property is perfect for development, subject to planning permission. The property boasts an idyllic garden to the front, as well as driveway parking and a single detached garage. To the rear there is an incredible garden, surrounded by mature trees and plants, creating an oasis of calm and tranquillity, and is a real outdoor haven to enjoy making memories with family and friends. Internal viewing is advised for this delightful home.

## FEATURES

- Spacious Detached Bungalow In Quiet Cul-De-Sac Location
- Envious Beardwood Location
- Recently Decorated & Newly Fitted Flooring
- Recently Installed Boiler & Full Heating System
- Two Reception Rooms
- Three Double Bedrooms
- Garden To Front Side & Rear
- Driveway Parking
- Garage With Power & Lighting
- Council Tax Band E



## ROOM DESCRIPTIONS

### Ground floor

#### Vestibule

Tiled flooring, composite front door.

#### Hallway

Laminate flooring, ceiling coving, x2 storage cupboard, panel radiator.

#### Lounge

17' 01" x 10' 11" (5.21m x 3.33m) Laminate flooring, ceiling coving, ceiling spotlights, gas fire with marble hearth and wood surround, panel radiator, TV point, uPVC double glazed window x 2, panel radiator, TV point.

#### Dining Room

9' 09" x 9' 07" (2.97m x 2.92m) Laminate flooring, ceiling coving, panel radiator, uPVC double glazed window x 2.

#### Kitchen

12' 06" x 9' 08" (3.81m x 2.95m) Range of fitted wall and base units with contrasting work surfaces, tiled flooring, sink and drainer, x4 ring electric hob, electric oven, extractor fan, tiled splashback, plumbed for washing machine, breakfast bar, wall mounted boiler, door to the side, uPVC double glazed window, panel radiator, ceiling spotlights.

#### Conservatory

Tiled flooring, uPVC double glazing.

#### Bathroom

8' 04" x 7' 00" (2.54m x 2.13m) Karndean flooring, three piece in pink, tiled splashback, ceiling spotlights, storage cupboard.

#### Master Bedroom

9' 05" x 7' 07" (2.87m x 2.31m) Carpet flooring, fitted furnishings, panel radiator, patio doors leading to conservatory.

#### Bedroom Two

14' 02" x 9' 01" (4.32m x 2.77m) Carpet flooring, fitted wardrobes, ceiling spotlights, panel radiator, uPVC double glazed window.

#### Bedroom Three

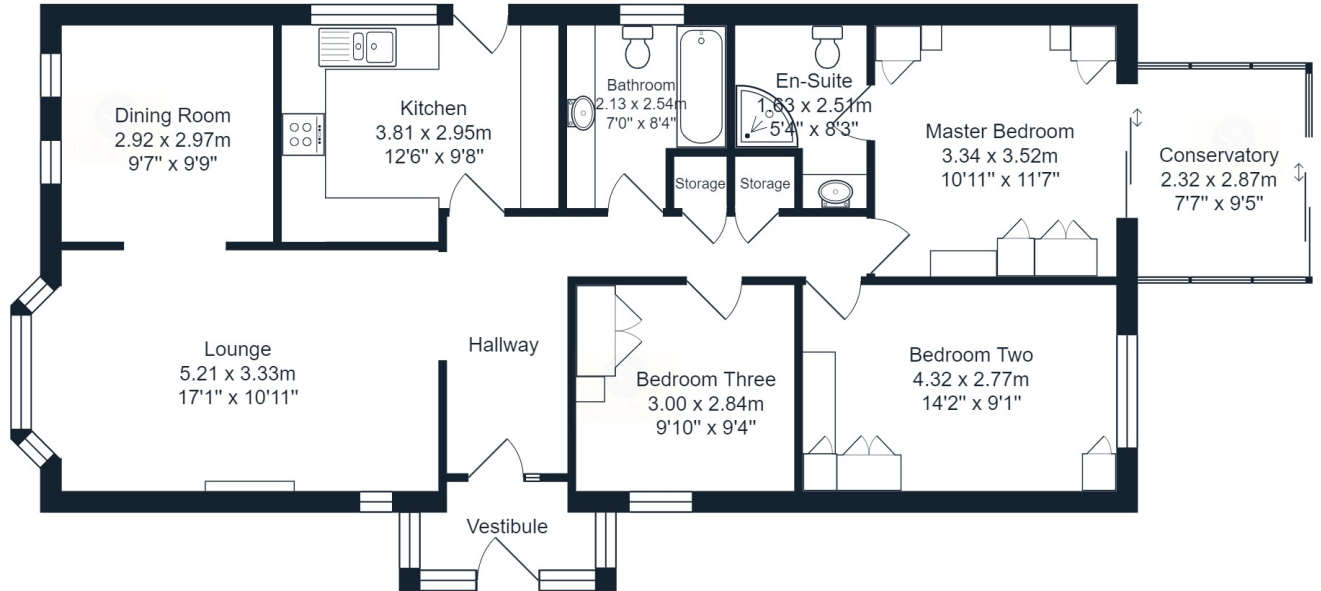
9' 10" x 9' 03" (3.00m x 2.82m) Karndean flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

#### En-suite

8' 03" x 5' 04" (2.51m x 1.63m) Karndean flooring, three piece in white with vanity storage, ceiling spotlights, mains fed shower enclosure.



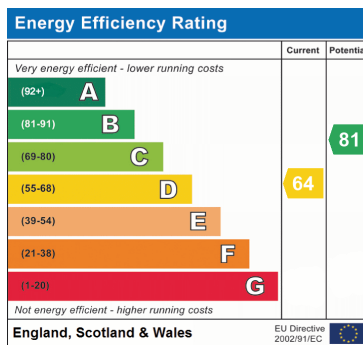
## FLOORPLAN & EPC



## Beardwood Park, Blackburn

Total Area: 105.5 m<sup>2</sup> ... 1135 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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.

