



## Brookview Close, Blackburn

\*\*\*\*WOW !! BEAUTIFUL FAMILY HOME ON LARGE PLOT\*\*\*\*

Sat on a generous and enviable corner plot and located in one of Blackburn's most sought after locations sits this absolutely breath-taking family home! this executive detached residence will surely tick every box and is quite literally show home standard.

A true credit to the current owners, the property boasts FOUR LARGE BEDROOMS, two en-suites, ground floor WC, an elegant kitchen/diner and a fully landscaped garden with large Indian stone patio, perfect for those summer BBQ's! Furthermore, there is a garage and driveway making this the perfect home for modern family living.

Located on a highly regarded development just off Parsonage Road, the property has strong network links to Wilpshire and the Ribble Valley whilst being conveniently situated close to other amenities such as schools, shops and supermarkets.

Not to be missed! call or sales team today!

- Detached Family Home
- Show Home Standard
- Fantastic Location
- Four Bedrooms
- Garage
- Driveway
- Two En -Suites
- Landscaped Garden
- Viewing A Must

**Offers over £260,000**

## Brookview Close, Blackburn

### Hallway

14'5" x 6'0" (4.41 x 1.84)

### Living Room

18'4" x 10'2" (5.6 x 3.11)

### Kitchen

18'4" x 9'2" (5.6 x 2.8)

### WC

6'0" x 3'10" (1.85 x 1.17)

### Bedroom One

18'4" x 10'4" (5.6 x 3.17)

### En-Suite

7'2" x 5'10" (2.2 x 1.8)

### Bedroom Two

14'1" x 9'2" (4.3 x 2.8)

### En-Suite

9'2" x 2'11" (2.81 x 0.91)

### Bedroom Three

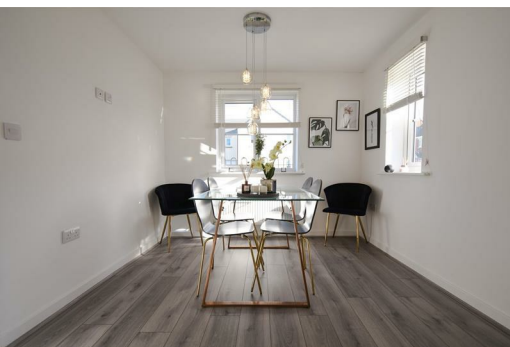
9'1" x 7'6" (2.78 x 2.31)

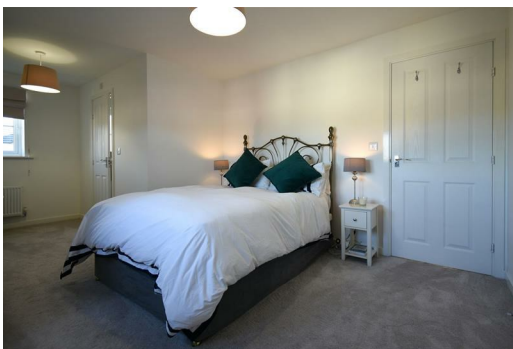
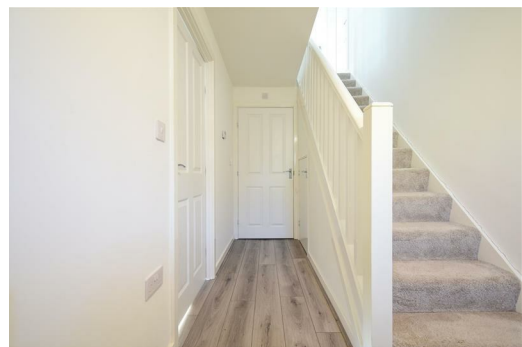
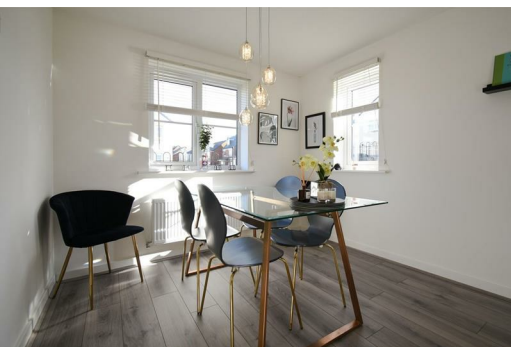
### Bedroom Four

10'5" x 8'6" (3.2 x 2.6)

### Bathroom

6'9" x 6'2" (2.06 x 1.88)

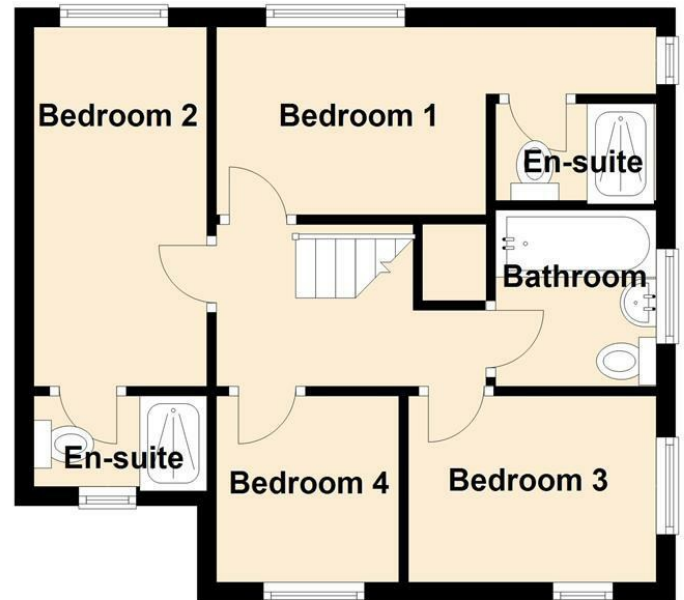




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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