



### Hazel Green, Blackburn

\*\*\* EXECUTIVE THREE STOREY TOWNHOUSE IN HIGHLY DESIRABLE AREA \*\*\*

Sat on a commanding and well positioned plot, Curtis Law Estate Agents are proud to welcome this impressive four bedroom detached townhouse to the market. Boasting picturesque views of the surrounding area, this property is situated within the beautiful hillside location and offers luxurious living over three floors. With high quality fixtures and fittings throughout, this home offers a stunning reception room, a large kitchen and diner, four generously sized bedrooms, a modern en-suite, ground floor WC, utility/WC, integral garage and drive. This ready to move in property would make the perfect home for modern family living!

Located just off Livesey Branch Road in Feniscowles, this property benefits from being within close proximity to a range of local amenities including supermarkets, cafes and well-established schools. For commuters, there are excellent bus routes and access to the M65 and M6 motorway links providing transport to Darwen, Accrington, Preston and beyond.

This property is truly a must view so get in contact with our sales team to arrange a viewing!

- Modern Detached Town House
- Large Reception Room
- Sought After Area
- Four Bedrooms
- Open Plan Kitchen/ Diner
- Council Tax Band E
- Located Over Three Floors
- Utility/ WC
- Freehold

**Offers over £320,000**

# Hazel Green, Blackburn

## Ground Floor

### Entrance Hall

14'7" x 4'5" (4.47m x 1.37m)

Composite entrance door to hallway, uPVC double glazed window, ceiling spotlights, central heating radiator, smoke alarm, doors to reception room one, WC, garage and under stair storage, stairs to first floor, carpeted flooring.

### Bedroom Four

19'10" x 10'5" (6.05m x 3.19m)

UPVC double glazed window, uPVC double glazed Patio doors and window panel to rear, two ceiling light fittings, central heating radiator, carpeted flooring.

### WC

5'3" x 3'0" (1.62m x 0.92m)

UPVC double glazed frosted window, low level dual flush WC, full pedestal wash basin with tiled elevation, ceiling spotlight, chrome central heating towel rail, tiled flooring.

### Garage

20'7" x 12'0" (6.29m x 3.66m)

Integral single garage with up and over door, access from hallway, ceiling light fitting, 'Ideal' combi boiler installed 2022.

## First Floor

### Landing

9'6" x 7'9" (2.91m x 2.38m)

UPVC double glazed window, ceiling spotlights, central heating radiator, doors to bedroom four, large kitchen/diner and utility/WC, stairs to second floor, carpeted flooring.

### Lounge

13'11" x 11'9" (4.25m x 3.59m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, wall mounted floating television unit with television point, carpeted flooring.

### Kitchen/ Diner

15'10" x 11'9" by 19'9" x 10'5" (4.85m x 3.60m by 6.04m x 3.20m)

UPVC double glazed door to bridge leading to rear garden, uPVC double glazed bi-folding doors, a range of grey high gloss wall and base units with contrasting worktops, integrated electric oven and microwave in high rise unit, integrated five ring induction hob with splash back and extractor hood, stainless steel sink and drainer, integrated fridge freezer, fitted wine cooler in base unit, under counter spotlights, ceiling spotlights, central heating radiator, space for dining set, tiled flooring.



## Utility/ WC

7'8" x 4'9" (2.36m x 1.46m)

UPVC double glazed window, low level dual flush WC, wall mounted pedestal wash basin with tiled elevation, grey base unit with marble effect worktop, plumbing for washing machine, ceiling spotlights, chrome central heating towel rail, extractor fan, tiled flooring.

## Second Floor

### Landing

13'2" x 3'9" by 9'6" x 7'9" (4.02m x 1.15m by 2.92m x 2.38m)

UPVC double glazed window, ceiling spotlights, central heating radiator, doors to three good sized bedrooms, a modern bathroom suite and storage cupboard, carpeted flooring.

### Bedroom One

12'4" x 11'9" (3.76m x 3.60m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, door to en-suite, carpeted flooring.

### En-Suite

7'8" x 4'9" (2.36m x 1.45m)

UPVC double glazed frosted window, a three piece shower room comprising of: a low level dual flush WC, wall mounted pedestal wash basin, fully enclosed mains feed shower with waterfall effect showerhead, tiled elevations, ceiling spotlights, chrome central heating towel rail, tiled flooring.

### Bedroom Two

10'5" x 8'11" (3.18m x 2.72m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

### Bedroom Three

10'3" x 9'4" (3.13m x 2.85m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

### Bathroom

7'0" x 6'3" (2.14m x 1.93m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level dual flush WC, wall mounted pedestal wash basin, panel bath with electric feed showerhead, tiled elevations, ceiling spotlights, chrome central heating towel rail, tiled flooring.

### External

#### Front

Driveway, path leading to front door, small laid to lawn area, gated access to rear.

#### Rear

Access from first floor via kitchen/diner, bridge over to laid to lawn garden with metal and wood fencing.

### Agents Notes

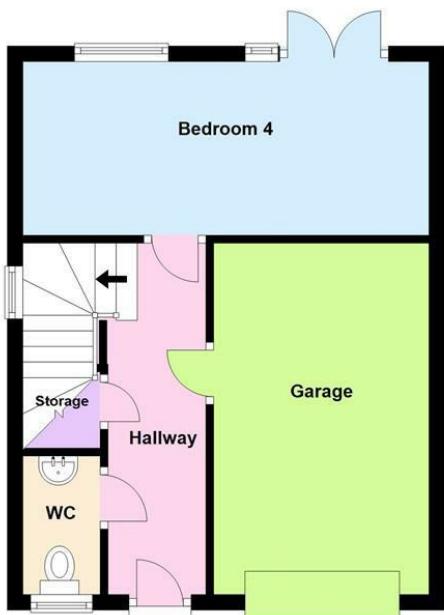
Freehold

Council Tax Band E- Blackburn With Darwen

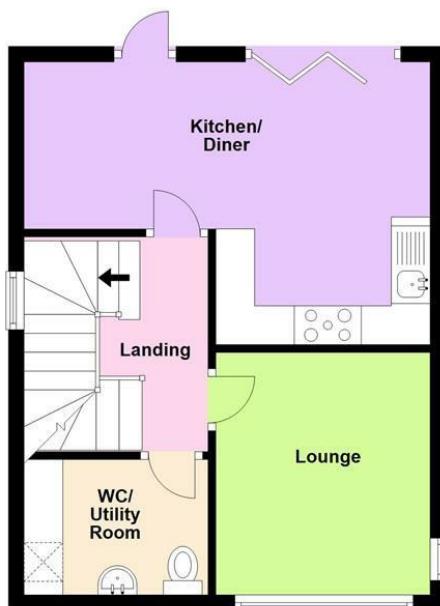
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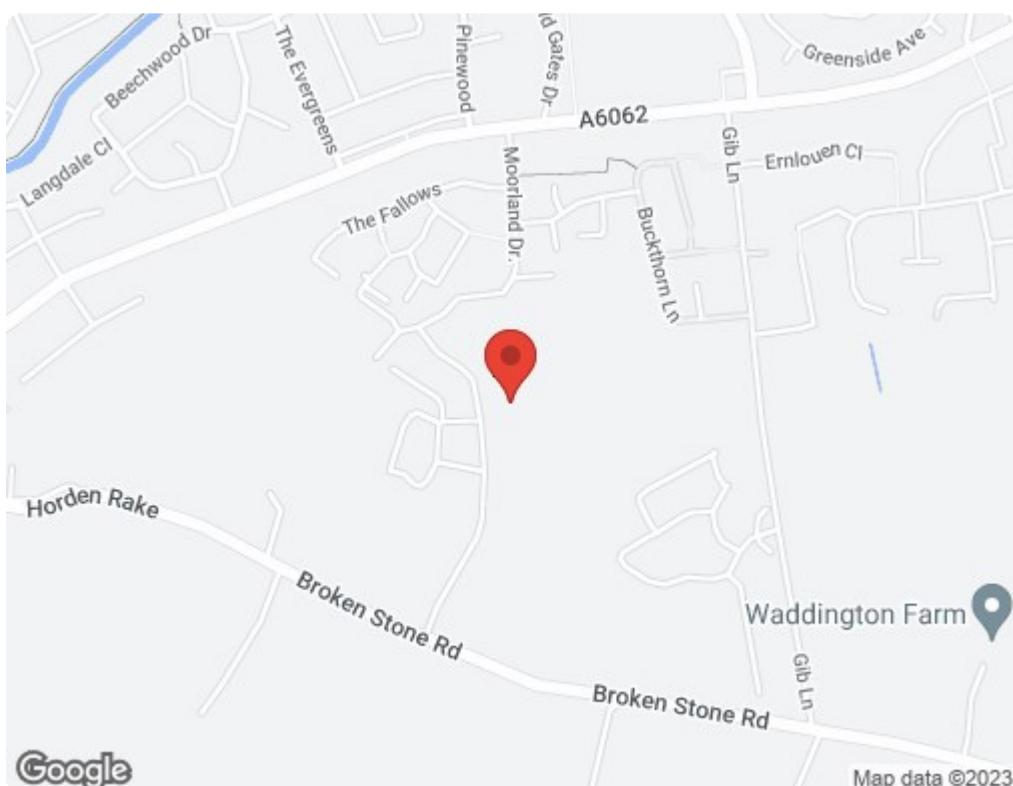
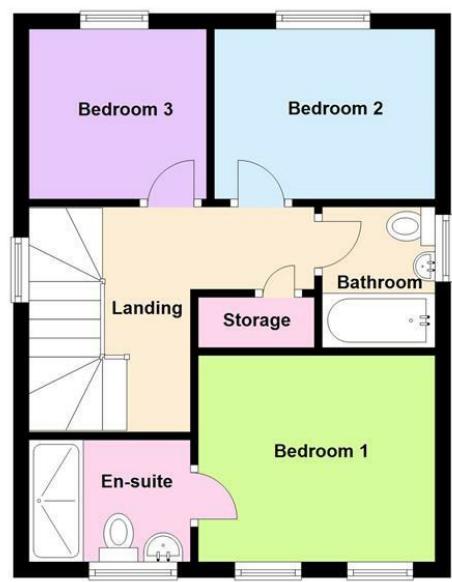
### Ground Floor



### First Floor



### Second Floor



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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