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ESTATE AGENTS



Elgar Close, Blackburn

**** BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME IN SOUGHT AFTER AREA ****

Nestled within a cosy cul-de-sac just off Roman Road, Curtis Law Estate Agents are delighted to welcome to the market this incredible four bedroom detached family home. Brimming with neutral decor, this immaculately presented property boasts spacious accommodation with; a living room, dining room, modern fitted kitchen, utility room, downstairs WC, four bedrooms, an en-suite to the master and three piece family bathroom suite. Complete with extensive front and rear gardens, integral garage and off road parking for multiple vehicles, this stunning home would be perfectly suited to a growing family!

Located in a highly desirable area, this property benefits from being within close proximity to a range of amenities including supermarkets, doctors, shops, well-established schools and Royal Blackburn Hospital. In addition, Fishmoor and Guide Reservoirs are a stones throw away offering stunning views and scenic walks. There are also bus routes which provide access to Blackburn Town Centre, Darwen, Preston and beyond.

Get in contact with our sales team to arrange a viewing on this property!

- Stunning Detached Family Home
- Downstairs WC
- En-Suite to Master
- Freehold
- Spacious Living Room and Dining Room
- Four Bedrooms
- Garage and Driveway
- Modern Fitted Kitchen
- Three Piece Family Bathroom Suite
- Council Tax Band D

Offers in the region of £275,000

Elgar Close, Blackburn

Ground Floor

Hall

Ceiling light fitting, carpet flooring, door to living room, stairs to the first floor.

Living Room

16'11" x 12'10" (5.17 x 3.93m)

UPVC double glazed bay window, coving to ceiling, two ceiling light fittings, feature gas fireplace with marble hearth and stone surround, central heating radiator, double doors to the dining room, laminate flooring.

Dining Room

9'8" x 8'1" (2.97 x 2.48m)

UPVC double glazed Patio doors to rear, coving to ceiling, central heating radiator, ceiling light fitting, door to kitchen, laminate flooring.

Kitchen

9'8" x 8'9" (2.97 x 2.68m)

UPVC double glazed window, a range of white high gloss wall and base units with worktops, one and a half sink with drainer and mixer tap, integrated oven with induction four ring hob and extractor hood, integrated fridge freezer and dishwasher, lights under the wall units, central heating radiator, ceiling light fitting, door to storage cupboard, laminate flooring.

Utility Room

9'10" x 6'7" (3.00 x 2.01m)

UPVC double glazed window, white high gloss wall and base units with worktops, sink and drainer with mixer tap and part PVC splashback, space for washing machine, ceiling light fitting, dado rail, door to downstairs WC and rear, laminate flooring.

Downstairs WC

4'0" x 3'5" (1.24 x 1.06m)

UPVC double glazed window, two piece comprising of: a combined close coupled front mount WC and vanity wash basin with mixer tap and part PVC splashback, ceiling light fitting, central heating radiator, laminate flooring.

First Floor

Landing

11'9" x 4'5" (3.59 x 1.37m)

UPVC double glazed window, dado rail, central heating radiator, ceiling light fitting, loft access with ladders, door to airing cupboard, doors to four bedrooms and a three piece bathroom suite, carpet flooring.



Bedroom One

14'0" x 11'1" (4.28 x 3.39m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fitted wardrobes with mirrored sliding doors and spotlights, door to en-suite, carpet flooring.

En-Suite

6'11" x 4'5" (2.13 x 1.35m)

UPVC double glazed frosted window, three piece bathroom comprising of: a close coupled front mount WC, full pedestal wash basin with mixer taps, enclosed glass shower cubicle with showerhead attachment, part tiled elevations, chrome central heating towel rail, extractor fan operated by the light switch, ceiling light fitting, cushion flooring.

Bedroom Two

10'3" x 8'3" (3.13 x 2.52m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to built-in wardrobes, carpet flooring.

Bedroom Three

8'9" x 8'1" (2.68 x 2.47m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to built-in wardrobes, carpet flooring.

Bedroom Four

8'3" x 7'10" (2.52 x 2.41m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to built-in wardrobes, carpet flooring.

Bathroom

6'9" x 5'8" (2.07 x 1.73m)

UPVC double glazed frosted window, three piece bathroom suite comprising of: a close coupled front mount WC, full pedestal wash basin, paneled bath with traditional taps and wall mounted electric 'Mira' shower, part tiled elevations, ceiling light fitting, extractor fan operated by light switch, central heating radiator, cushion flooring.

External

Front

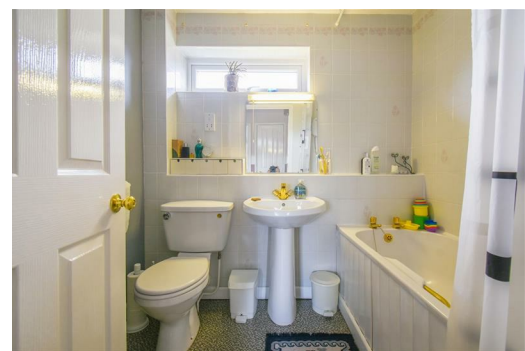
Situated in a cul-de-sac and offering a laid to lawn garden with mature shrubbery, concrete paved driveway and integral garage for off road parking up to four vehicles.

Rear

An enclosed part flagged paving and laid to lawn garden with bedding areas and mature shrubbery.

Additional Information

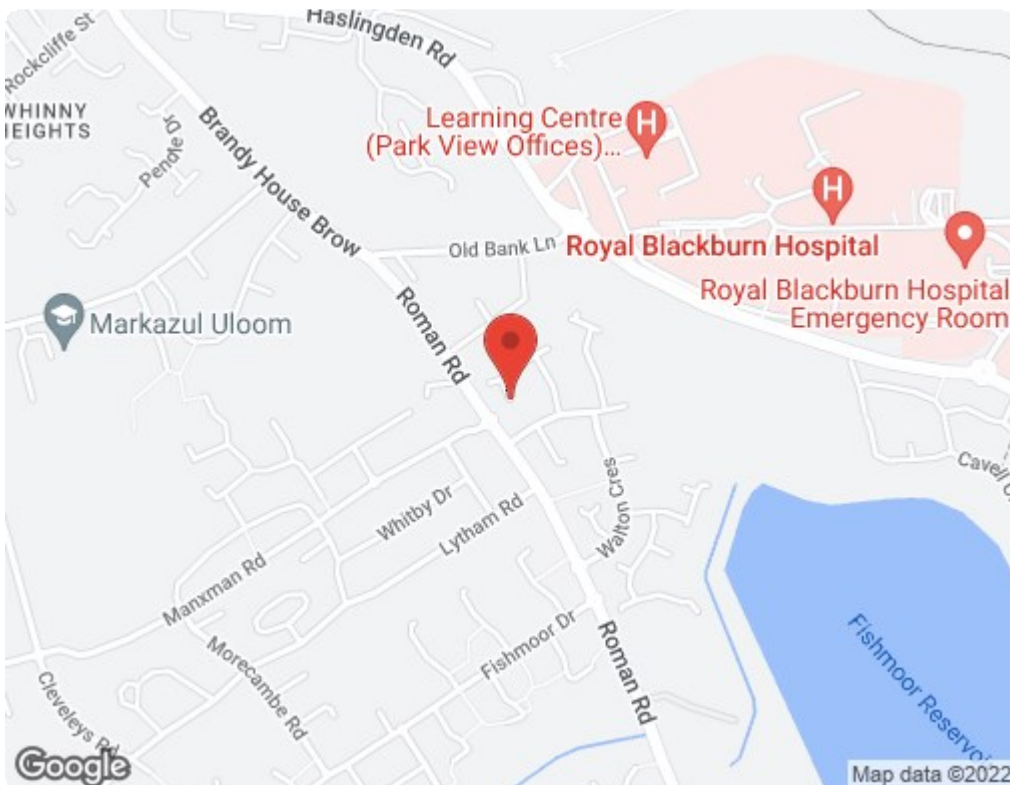
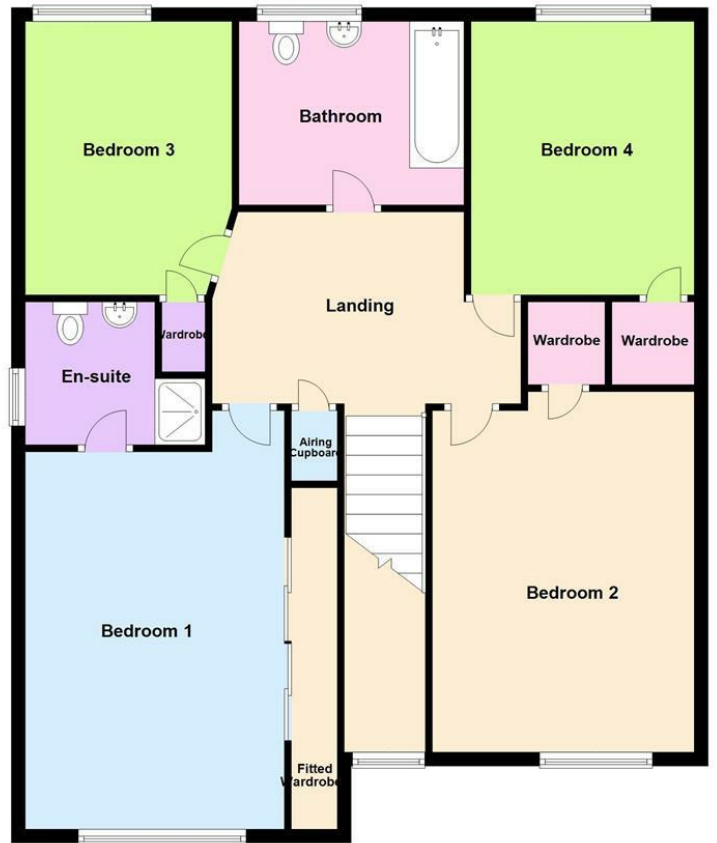
All the water coming into the house is filtered, all the hot water is pumped separately from the central heating, Condensing boiler is two years old.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		