



Sandringham Close, Blackburn

** STUNNING SEMI-DETACHED NEW BUILD IN DESIRABLE LOCATION **

Curtis Law Estate Agents are delighted to welcome to the market this outstanding three bedroom semi-detached new build property. Boasting spacious accommodation over three stories with a reception room, modern fitted kitchen, downstairs WC, en-suite to master and extensive rear garden, this property truly ticks all the boxes! Flowing with exceptional neutral and modern decor, this beautifully presented home would be perfect for a growing family.

Furthermore, this property is situated in the sought after area of Roe Lee and benefits from being within close proximity to an abundance of amenities including pubs, convenience stores, pharmacy, beauticians and post office. In addition to this, well established schools like Holy Souls RC High School and St Gabriel's C of E School are a stones throw away, and Roe Lee park provides stunning woodland walks and play areas.

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

- Semi- Detached New Build Property
- En-Suite to Master
- Extensive Rear Garden
- Freehold
- Spacious Reception Room
- Three Good Sized Bedrooms
- Off Road Parking
- Modern Fitted Kitchen
- Garden Fronted
- Excellent Location

Offers over £200,000

Ground Floor

Hall

3'8" x 3'6" (1.13 x 1.09)

Door leading to reception room and stairs to the first floor.

Reception Room

14'3" x 9'11" (4.35 x 3.04)

UPVC double glazed window, central heating radiator, ceiling light fitting, smoke alarm, carpet flooring door leading to kitchen.

Kitchen

13'1" x 9'7" (4.01 x 2.94)

UPVC double glazed window, UPVC double glazed French doors to the rear, range of white high gloss wall and base units with granite worktops, inset stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer, space for washing machine, two ceiling light fittings, central heating radiator, combi boiler, smoke alarm, wood effect flooring, door to WC and rear.

Downstairs WC

4'11" x 2'5" (1.52 x 0.74)

UPVC double glazed window, close coupled dual flush WC, full pedestal wash basin with mixer tap, central heating radiator, part tiled elevations, porcelain tiled flooring.

First Floor

Landing

12'0" x 5'10" (3.68 x 1.78)

UPVC double glazed window, central heating radiator, ceiling light fitting, doors leading to two bedrooms, a three piece bathroom suite and stairs to the second floor.

Bedroom One

13'2" x 8'2" (4.02 x 2.49)

Two UPVC double glazed windows, central heating radiator, ceiling light fitting, fitted wardrobes, door to en-suite, carpet flooring. Access to boarded attic.

Bedroom Two

8'6" x 6'7" (2.61 x 2.03)

UPVC double glazed window, central heating radiator, ceiling light fitting, door to storage cupboard, carpet flooring.



Bathroom

6'7" x 5'10" (2.03 x 1.79)

UPVC double glazed window, three piece bathroom suite comprising; close couples dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer taps, part tiled elevations, chrome central heating towel rail, picture rail, ceiling spotlights, porcelain tiled flooring.

Second Floor

Bedroom Three

14'0" x 13'1" (4.29 x 4.01)

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

En-Suite

6'5" x 5'10" (1.98 x 1.80)

Velux skylight, three piece bathroom suite comprising; close couples dual flush WC, pedestal wash basin with mixer tap, enclosed glass panel shower cubicle with mains feed overhead waterfall effect shower, part tiled elevations, central heating radiator, ceiling light fitting, porcelain tiled flooring.

External

Front

Laid to lawn garden front, paved pathway leading up to the property, gated side access to rear.

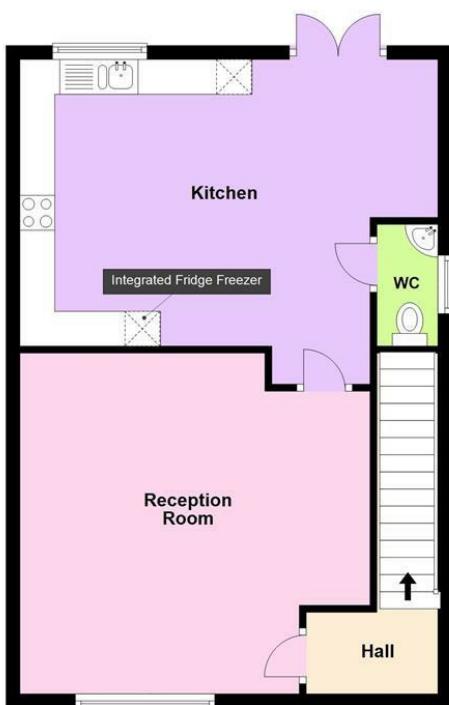
Rear

Extensive laid to lawn garden, enclosed wood fencing surround.



Ground Floor

Approx. 54.7 sq. metres (589.3 sq. feet)



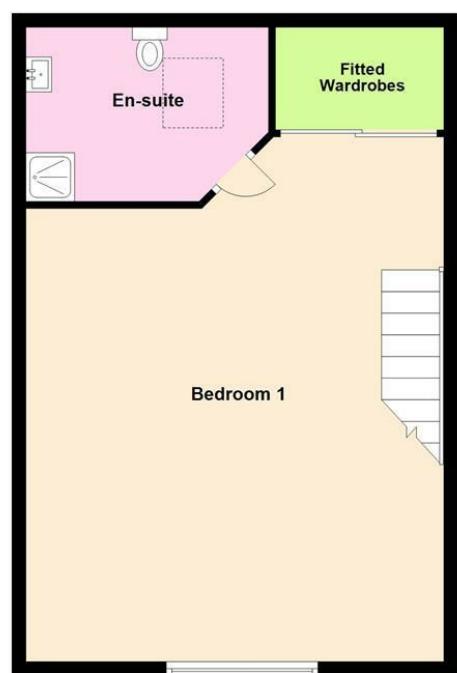
First Floor

Approx. 54.7 sq. metres (589.3 sq. feet)



Second Floor

Approx. 54.7 sq. metres (589.3 sq. feet)



Total area: approx. 164.2 sq. metres (1767.9 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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 (CO₂) 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		

England & Wales

EU Directive 2002/91/EC