



## Willow Trees Drive, Blackburn

\*\* RECENTLY RENOVATED FOUR BEDROOM MODERN FAMILY HOME IN LAMMACK \*\*

Situated in a cosy cul-de-sac in the heart of Lammack, we are delighted to present to the market this stunning four bedroom semi-detached family home. Recently renovated to the highest of standards with modern fixtures and fittings, this property boasts spacious accommodation throughout with two reception rooms, an open plan kitchen and dining room, downstairs WC, three double bedrooms and a further attic room, and a family bathroom with a separate WC. Complete with an extensive rear garden and driveway providing off road parking for multiple vehicles, this property would be perfect for a modern living family.

Being conveniently situated, there are a variety of amenities on the doorstep including Shops, Supermarkets, Pharmacy, Restaurants and Blackburn Town Center! Furthermore, well established schools are within close proximity with Lammack Primary School being a 5 minute walk away. There are also strong network links to Wilpshire and the Ribble Valley.

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

- Semi Detached Property
- Two Spacious Reception Rooms
- Off Road Parking
- Freehold
- Recently Renovated
- Extended Modern Fitted Kitchen/Diner
- Extensive Rear Garden
- Four Bedrooms
- Downstairs WC
- Modern Family Home

**Offers in the region of £240,000**

## Ground Floor

### Hallway

15'4" x 5'5" (4.68 x 1.67)

UPVC double glazed frosted window, coving to ceiling, central heating radiator, smoke alarm, alarm system, doors to both reception rooms, dining room, downstairs WC and storage cupboard, stairs to first floor, carpet flooring.

### Reception Room One

14'0" x 11'4" (4.28 x 3.47)

UPVC double glazed bay window, coving to ceiling, central heating radiator, feature gas fireplace with stone hearth and surround, ceiling light fitting, carpet flooring.

### Reception Room Two

12'3" x 11'4" (3.75 x 3.46)

UPVC sliding patio doors to the rear, coving to ceiling, central heating radiator, ceiling light fitting, carpet flooring.

### Dining Room

9'0" x 8'2" (2.76 x 2.50)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring, open access to kitchen.

### Kitchen

11'0" x 6'7" (3.36 x 2.01)

Two UPVC double glazed windows, range of white gloss wall and base units with concrete effect worktops and soft close hinges, inset stainless steel sink and drainer with mixer tap, Lamona electric oven and ceramic four ring hob with extractor fan, integrated fridge and freezer, integrated dish washer, plumbing for a washing machine, part tiled splash backs, ceiling light fitting, smoke alarm, 'Worcester' combination boiler, laminate tile effect flooring, UPVC double glazed frosted door to the rear.

### Downstairs WC

3'3" x 2'1" (1.01 x 0.64)

UPVC double glazed frosted window, white front mounted close coupled dual WC, ceiling light fitting, laminate tile effect flooring.

## First Floor

### Landing

7'4" x 6'1" (2.26 x 1.87)

UPVC double glazed frosted window, smoke alarm, carpet flooring, doors leading to three bedrooms, WC and separate bathroom, stairs leading to further attic room.



## **Bedroom One**

14'8" x 10'2" (4.48 x 3.10)

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

## **Bedroom Two**

11'10" x 9'3" (3.61 x 2.82)

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

## **Bedroom Three**

9'0" x 7'4" (2.75 x 2.25)

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

## **Bathroom**

7'7" x 2'1" (2.32 x 0.64)

UPVC double glazed frosted window, two piece bathroom suite comprising: white pedestal wash basin with waterfall effect mixer tap, white panel bath with waterfall effect mixer tap and shower head attachment, wall mounted 'Triton' electric overhead shower, chrome central heating towel rail, full marble effect tiles, laminate tile effect flooring.

## **WC**

4'3" x 2'3" (1.32 x 0.69)

UPVC double glazed frosted window, white close coupled dual flush WC, ceiling light fitting, laminate tile effect flooring.

## **Attic Room**

15'10" x 10'7" (4.84 x 3.24)

Two UPVC double glazed Velux skylights, ceiling light fitting, central heating radiator, access to eaves storage, smoke alarm, carpet flooring.

## **External**

### **Front**

Block paved driveway which provides off road parking for multiple vehicles

### **Rear**

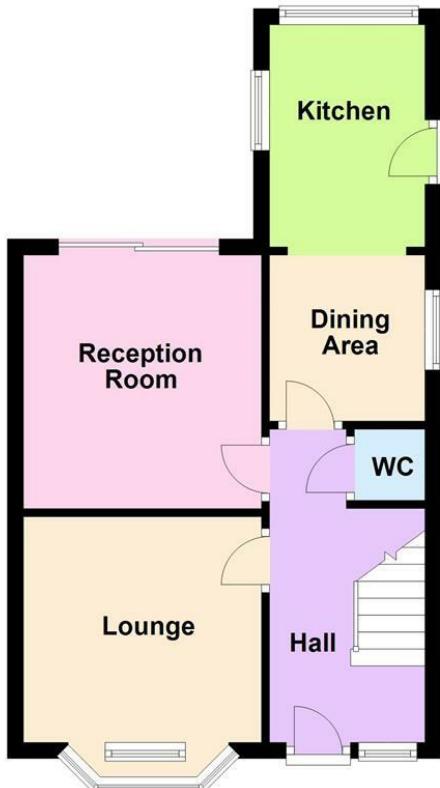
A generous garden from the side extending around the property with split level patio areas, lawned area and a good range of shrubbery. Detached shed.

### **Garage**

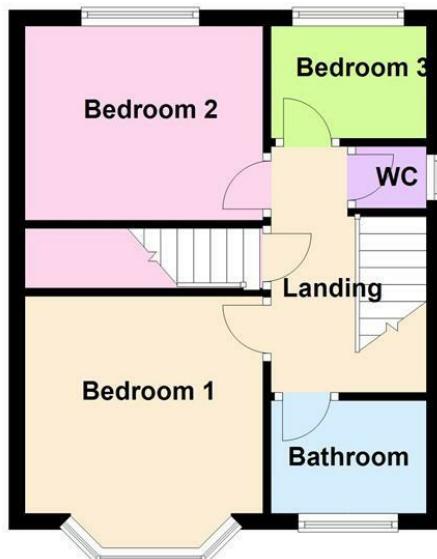
A single concrete garage.



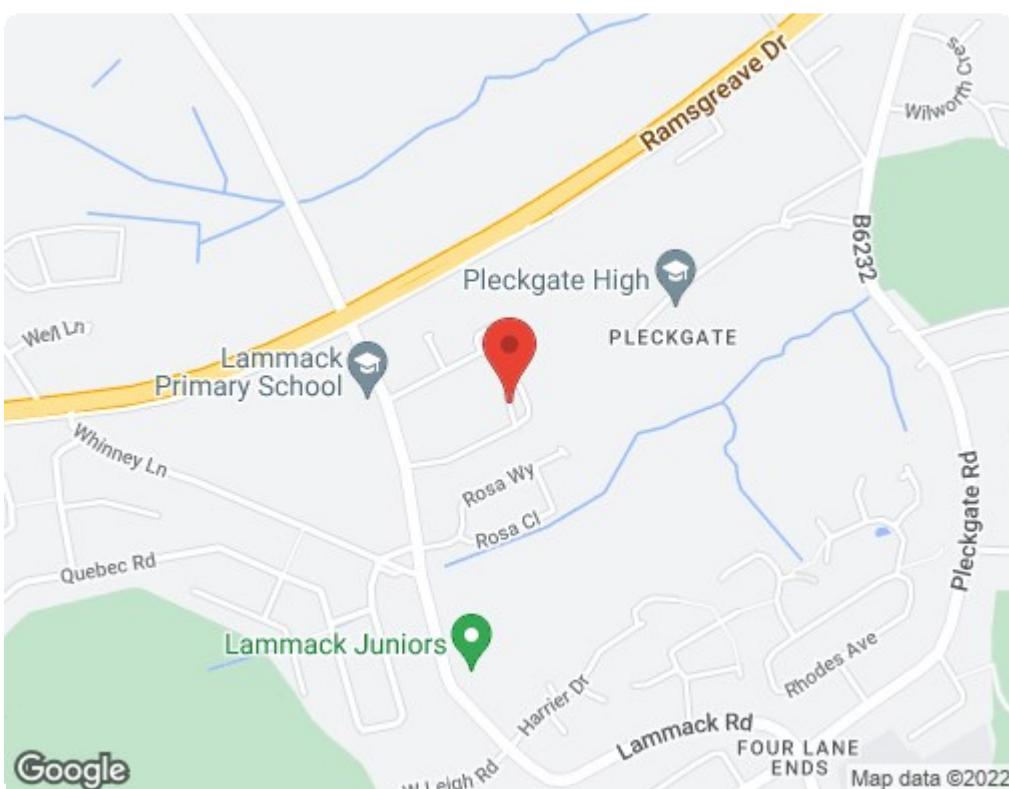
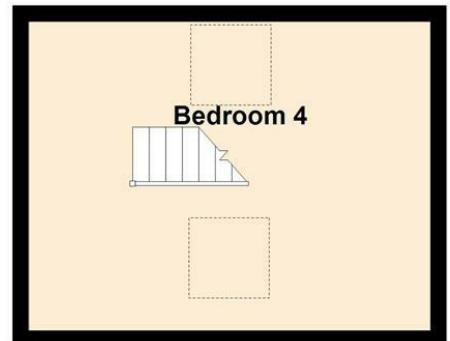
## Ground Floor



## First Floor



## Second Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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