



## Barn Meadow Crescent, Blackburn

\*\*\*\*PERFECT HOME FOR A GROWING FAMILY\*\*\*\*

Curtis Law Estate Agents are very excited to welcome to the market this exceptional semi-detached family home, located in a quiet residential Cul-de-sac this property is ideal for anyone looking for that forever home where they can watch the children grow, boasting five bedrooms, good sized kitchen and south facing garden as well as being located close to local amenities and only minutes from the M65 motorway with links to east Lancashire and Preston.

- Five Bedrooms
- South Facing Garden
- Close to amenities
- Semi-Detached
- Off Street Parking
- Perfect Family Home
- Extended
- Cul-de-sac Location

**Asking price £199,000**

**Lounge**

12'10" x 11'5" (3.92 x 3.49)

**Kitchen**

15'2" x 7'6" (4.63 x 2.29)

**Dining Room**

10'9" x 10'4" (3.28 x 3.17)

**Conservatory**

13'10" x 9'10" (4.24 x 3.00)

**WC**

6'9" x 2'9" (2.07 x 0.85)

**Bedroom One**

17'3" x 7'6" (5.28 x 2.30)

**Bedroom Two**

10'10" x 10'5" (3.31 x 3.20)

**Bedroom Three**

12'9" x 11'5" (3.91 x 3.50)

**Bedroom Four**

5'11" x 5'5" (1.82 x 1.66)

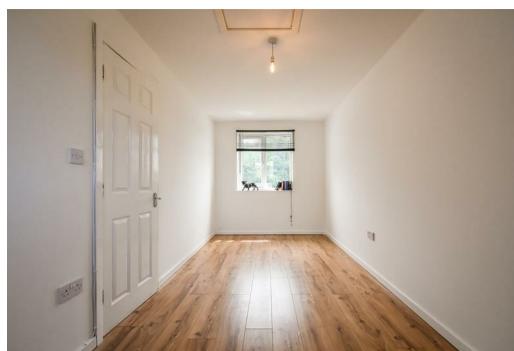
**Bedroom Five**

16'6" x 11'8" (5.03 x 3.57)

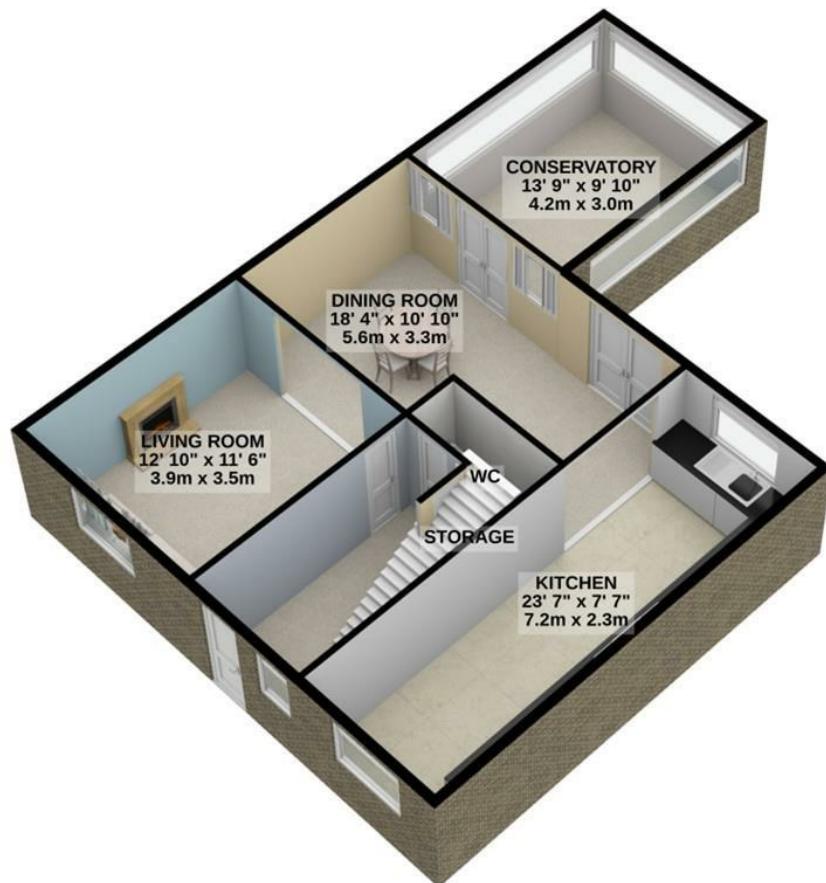
**Bathroom**

7'10" x 6'11" (2.40 x 2.11)



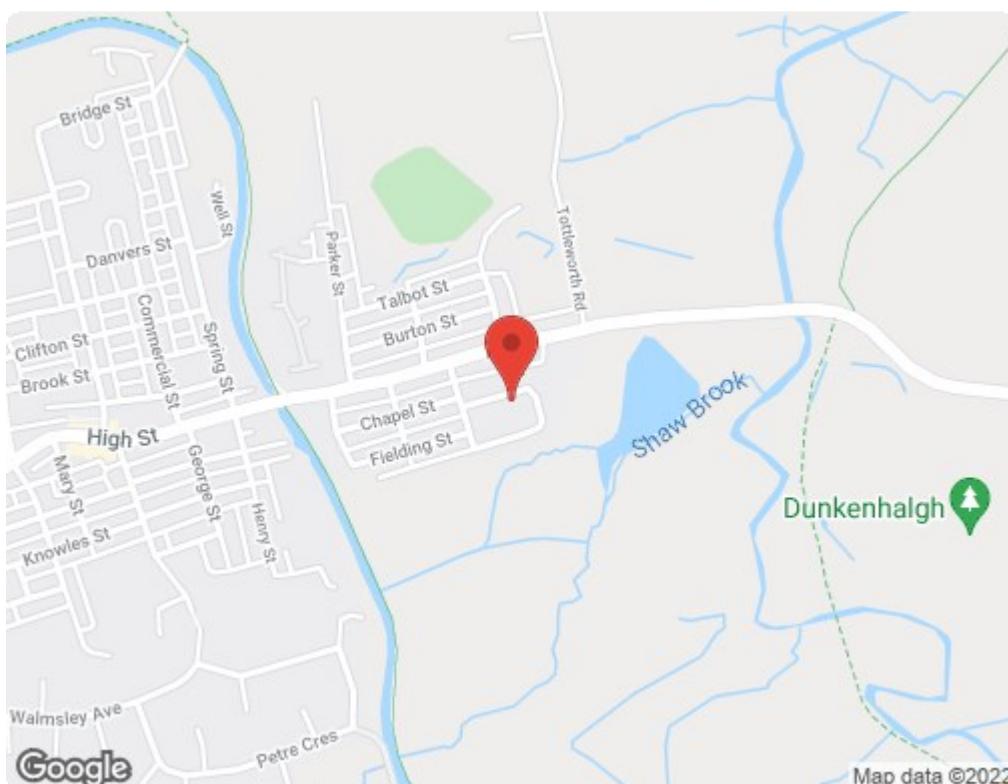


## GROUND FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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		
England & Wales		EU Directive 2002/91/EC