

# curtis law

## ESTATE AGENTS



### Bower Close, Blackburn

**\*\* A MODERN FOUR BEDROOM SEMI- DETACHED HOME \*\***

We are absolutely thrilled to welcome to the market this outstanding semi- detached family home. Set within a cosy cul-de-sac, this renovated property is stylishly presented throughout with contemporary fixtures and fittings. Boasting a spacious living room, conservatory, landscaped rear garden, driveway and en-suite, this property would be a perfect match for a modern living family!

Located within Mill Hill, this property benefits from being close to a range of local amenities such as shops, cafes, convenience stores and schools. Furthermore, bus routes and Mill Hill Train Station are within walking distance providing access to Blackburn Town Centre, Darwen, Preston and beyond.

You do not want to miss out on this stunning home!

- Modern Semi- Detached Home
- Four Bedrooms
- Spacious Conservatory
- Brick Paved Driveway
- Landscaped Rear Garden
- Beautifully Presented
- Contemporary Bathroom Suite
- Council Tax Band B
- Freehold

**Offers in the region of £170,000**

# Bower Close, Blackburn

## Ground Floor

### Porch

Entrance door, UPVC double glazed frosted window, carpet flooring, leads to living room.

### Living Room

16'0" x 13'10" (4.89m x 4.24m)

UPVC double glazed window, ceiling light fitting, two central heating radiators, coving to ceiling, modern wall mounted electric fireplace, television point, bi-fold door to bedroom four, door to kitchen, spiral staircase to first floor, marble flooring.

### Kitchen

11'10" x 7'1" (3.63m x 2.18m)

A range of black and white high gloss wall and base units with complementary worktops, freestanding electric oven with five ring gas hob and extractor hood, integrated dishwasher, plumbing for washing machine, space for fridge freezer, part tiled elevations, ceiling light fitting, central heating radiator, open access to conservatory, open serving hatch to conservatory, marble flooring.

### Conservatory

12'7" x 10'3", (3.86m x 3.13,)

UPVC double glazed windows, UPVC double glazed French doors to rear, open access to kitchen, ceiling light with fan attachment, ceiling spotlights, wall light fitting, central heating radiator, log burner with extractor fan, marble flooring.

### Bedroom Four

15'3" x 6'5" (4.67m x 1.98m)

UPVC double glazed window, two ceiling light fittings, central heating radiator, tier up to bed, door to high rise storage, door to en-suite, laminate flooring.

### En-Suite

7'1" x 6'5" (2.18m x 1.98m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled dual flush WC, full pedestal wash basin with mixer tap, panel Whirlpool bath with center placed traditional taps and 'Bristan' electric shower, full tiled elevations, ceiling light fitting, tiled flooring.

## First Floor

### Landing

10'0" x 7'5" (3.06m x 2.28m)

Ceiling light fitting, central heating radiator, loft access, doors to three bedrooms and a modern bathroom suite, carpet flooring.



### Bedroom One

13'11" x 7'6" (4.25m x 2.31m)

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

### Bedroom Two

8'6" x 7'10" (2.61m x 2.39m)

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

### Bedroom Three

8'6" x 5'9" (2.61m x 1.76m)

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

### Bathroom

6'9" x 6'0" (2.07m x 1.84m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled dual flush WC, vanity wash basin with mixer tap, walk-in glass shower cubicle with a modern shower tower panel and body jets, marble elevation, ceiling spotlights, central heating radiator, coving to ceiling.

### External

#### Front

Brick paved driveway with mature shrubbery, circular brick paving with gravel and Bonsai tree.

#### Rear

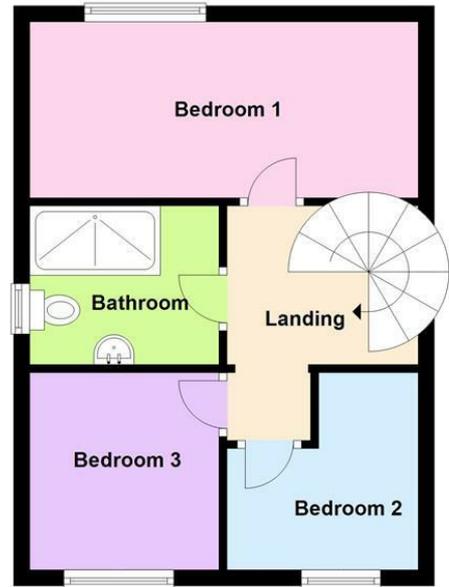
Paved patio area with steps leading to a beautifully landscaped garden with Astroturf, stepping stones with gravel, wood panels, shed and brick built outhouse (utility room).



### Ground Floor



### First Floor



| Energy Efficiency Rating  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  |           |           |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  |           |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not energy efficient - higher running costs                     |           |           |
|   |           | <b>80</b> |
|   | <b>63</b> |           |
| EU Directive 2002/91/EC   |           |           |
| England & Wales   |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|   | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  |           |           |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  |           |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| EU Directive 2002/91/EC   |           |           |
| England & Wales   |           |           |