BEN ROSE



Old Gates Drive, Blackburn

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated in a highly sought-after residential area of Blackburn. Offering generous living accommodation throughout, versatile reception spaces and a converted garage providing additional flexibility, this home is perfectly suited to growing families seeking both comfort and practicality. The property enjoys an excellent location with a fantastic range of everyday amenities close by, including supermarkets, highly regarded schools, leisure facilities and local parks. Blackburn town centre is just a short drive away, whilst nearby train stations provide convenient rail services to surrounding towns and cities. Excellent road links via the M65 motorway offer straightforward access towards Preston, Burnley and Manchester, making this an ideal choice for commuters.

Stepping through the porch, you are welcomed into the entrance hall, which provides access to the first-floor accommodation, a convenient ground floor WC and the principal living spaces. To the front of the home is a snug, offering a versatile room that would make an excellent home office, children's playroom or additional sitting room. The spacious lounge flows seamlessly into the open plan dining area, creating an ideal environment for both everyday family life and entertaining, whilst double doors allow plenty of natural light to fill the space and open directly onto the rear garden. Positioned at the side of the home is the well-equipped kitchen, featuring ample cupboard and worktop space, a range of integrated appliances and a breakfast bar, perfect for more informal dining. Adjoining the kitchen is a practical utility room, providing further storage and additional space for household appliances.

The first floor offers four well-proportioned bedrooms, all of which provide comfortable accommodation for a growing family. The master bedroom benefits from fitted wardrobes and its own private shower en suite, creating a welcoming retreat at the end of the day. The remaining bedrooms are all versatile in size and can easily accommodate children's bedrooms, guest rooms or additional workspace if required. Completing the first floor is the modern three-piece family bathroom, serving the remaining bedrooms with ease.

Externally, the property continues to impress with a generous driveway providing off-road parking for multiple vehicles, alongside a neatly maintained front lawn. The converted garage has been transformed into a versatile studio, making it ideal as a home office, gym, hobby room or creative workspace. To the rear, the enclosed garden enjoys a paved seating area, perfect for outdoor dining and entertaining, alongside a well-kept lawn that offers plenty of space for children to play. Secure fencing provides both privacy and peace of mind, completing this superb family home that effortlessly combines spacious living, flexible accommodation and an excellent location.

T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW





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GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.

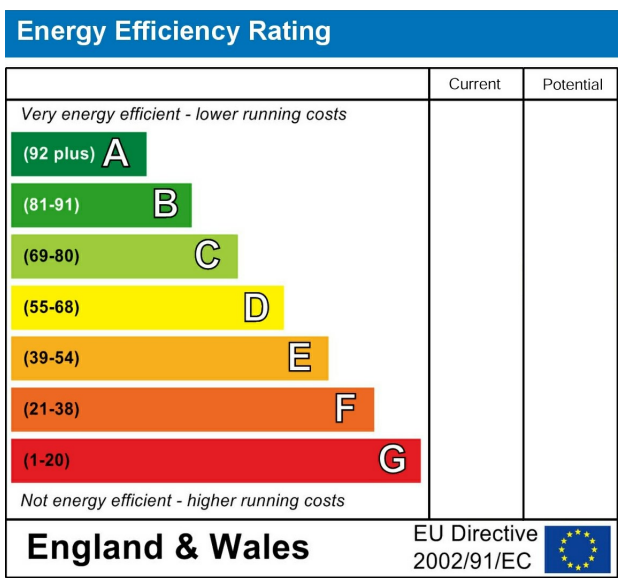
1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.

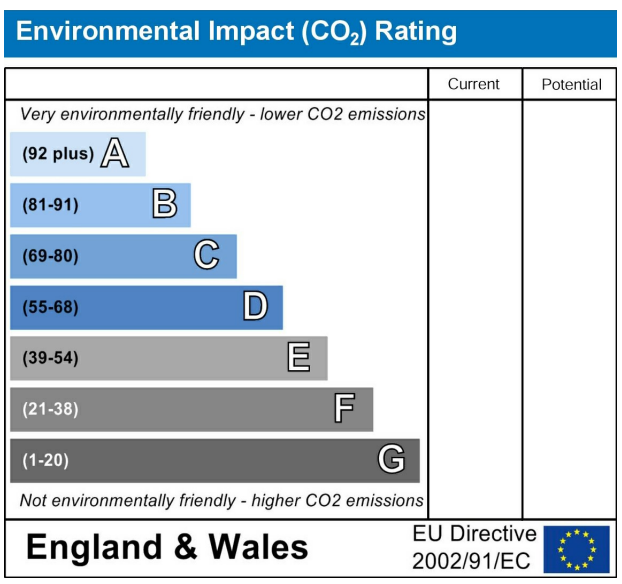


TOTAL FLOOR AREA : 1306 sq.ft. (121.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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