



## Bracken Place, Blackburn

**Offers Over £279,995**

Ben Rose Estate Agents are pleased to present to market this well-presented four bedroom detached home, offered with no onward chain, located in a popular and convenient area of Blackburn. The property is ideally positioned for commuters, with excellent access to the M65 motorway and a train station just a short drive away, making travel to nearby towns and cities straightforward. The surrounding area benefits from a range of local amenities, bus routes within walking distance, and an abundance of green spaces, perfect for leisurely walks and outdoor relaxation.

Upon entering the home, the entrance hall provides access to all ground floor rooms, creating a practical and welcoming layout. Immediately to the right is a handy utility room alongside a ground floor WC, ideal for everyday convenience. To the left, the spacious lounge features a large front-facing window, allowing plenty of natural light to fill the room. Continuing through the hallway, you arrive at the modern kitchen/dining room, which enjoys a rear-facing window and double doors opening out to the garden. The kitchen is fitted with contemporary worktops, ample storage, and a range of integrated appliances including a hob, double oven, microwave, dishwasher, and wine fridge, with additional space for freestanding appliances.

The staircase to the first floor is complemented by a window, bringing light into the landing area. The first floor hosts three well-proportioned bedrooms and a stylish three-piece family bathroom with a shower. Bedroom two is positioned to the rear and benefits from its own three-piece en-suite, while bedroom three also enjoys a rear-facing window. Bedroom four is located to the front of the property and features a large window, creating a bright and airy space. A useful storage cupboard is also located on the landing. The second floor is dedicated to the impressive master bedroom, which boasts two skylight windows, built-in wardrobes, and a modern three-piece en-suite, offering a private and peaceful retreat. The master bedroom also has a small storage area with an insulated hatch.

Externally, the front of the property features a landscaped area, enhancing its kerb appeal, while to the side is a driveway providing parking for up to two cars. To the rear, the garden offers a lawned area ideal for outdoor enjoyment. Overall, this spacious and well-laid-out home combines modern living with a convenient location, making it an excellent choice for a wide range of buyers.







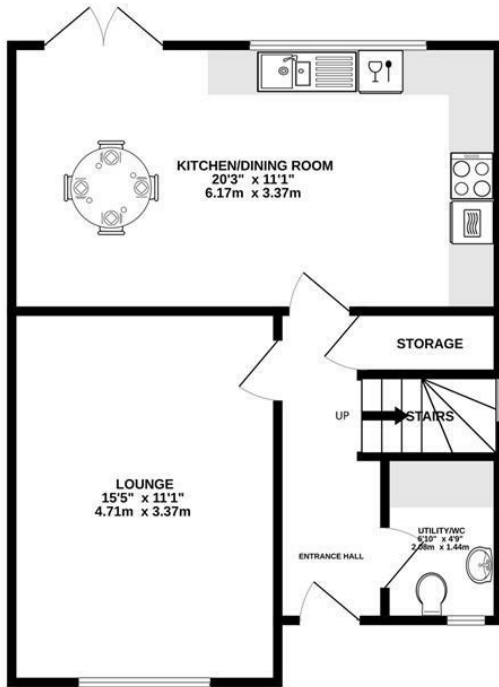




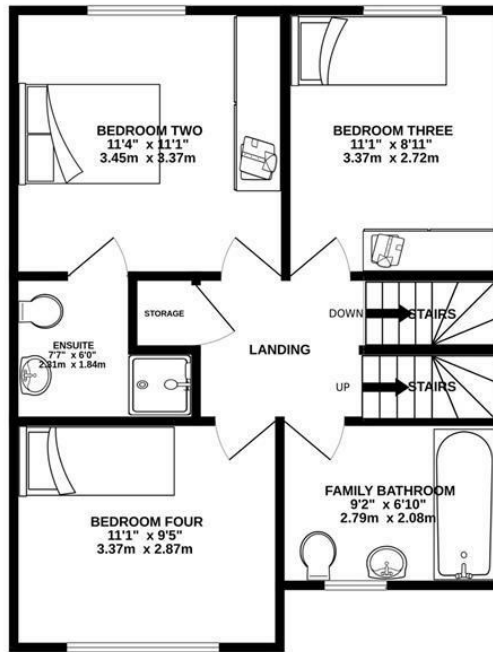


# BEN ROSE

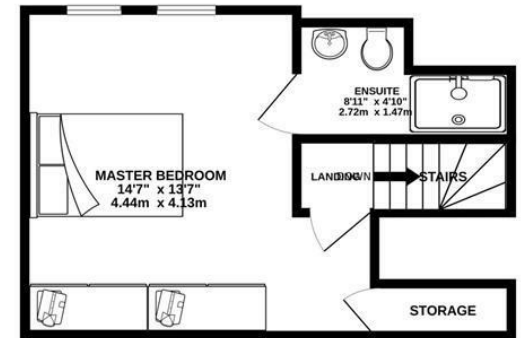
GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



2ND FLOOR  
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>85</b>	<b>93</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>England &amp; Wales</b>		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) <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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

