



## The Fallows, Blackburn

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this immaculately presented three-bedroom detached property, located on a quiet cul-de-sac in a highly sought-after area of Blackburn. This stunning family home offers beautifully designed living spaces, finished to an exceptional standard throughout. Set in a peaceful residential location, the property is ideally situated close to local shops, supermarkets, well-regarded schools, and leisure facilities. Excellent travel connections are also nearby, including Blackburn train station and easy access to the M6 and M61 motorways, making it perfectly suited for commuters travelling to Preston, Manchester, or beyond. With its blend of modern style, practicality, and convenience, this property would make an ideal home for families or professional couples alike.

Stepping inside, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The spacious lounge is positioned to the front of the property and enjoys an abundance of natural light through two stunning floor-to-ceiling windows, complementing the modern décor and creating a bright and relaxing atmosphere. Moving through to the rear, the open-plan kitchen/diner forms the true heart of the home. This impressive space has been finished to a high specification, featuring sleek wall and base units, integrated appliances including an oven, hob, dishwasher, and fridge freezer, and a central island with breakfast bar seating. There's ample space for a large family dining table, perfect for entertaining guests. Patio doors open directly onto the rear garden, providing a seamless flow between indoor and outdoor living. A conveniently located WC and utility area complete the ground floor accommodation.

To the first floor, there are three beautifully presented double bedrooms, each tastefully decorated and generously proportioned. The master bedroom benefits from built-in wardrobes and a modern ensuite shower room, while the remaining bedrooms share access to a stylish three-piece family bathroom complete with an over-bath shower and integrated storage.

Externally, the property is equally impressive. The front garden is neatly lawned, with a driveway providing ample off-road parking for multiple vehicles. To the rear, the private garden features a paved patio and raised large decking area, ideal for outdoor dining and relaxation, along with a hot tub and a well-maintained lawn.

In summary, this immaculate family home offers a superb blend of luxury and comfort in a desirable location — viewing is highly recommended to fully appreciate all it has to offer.



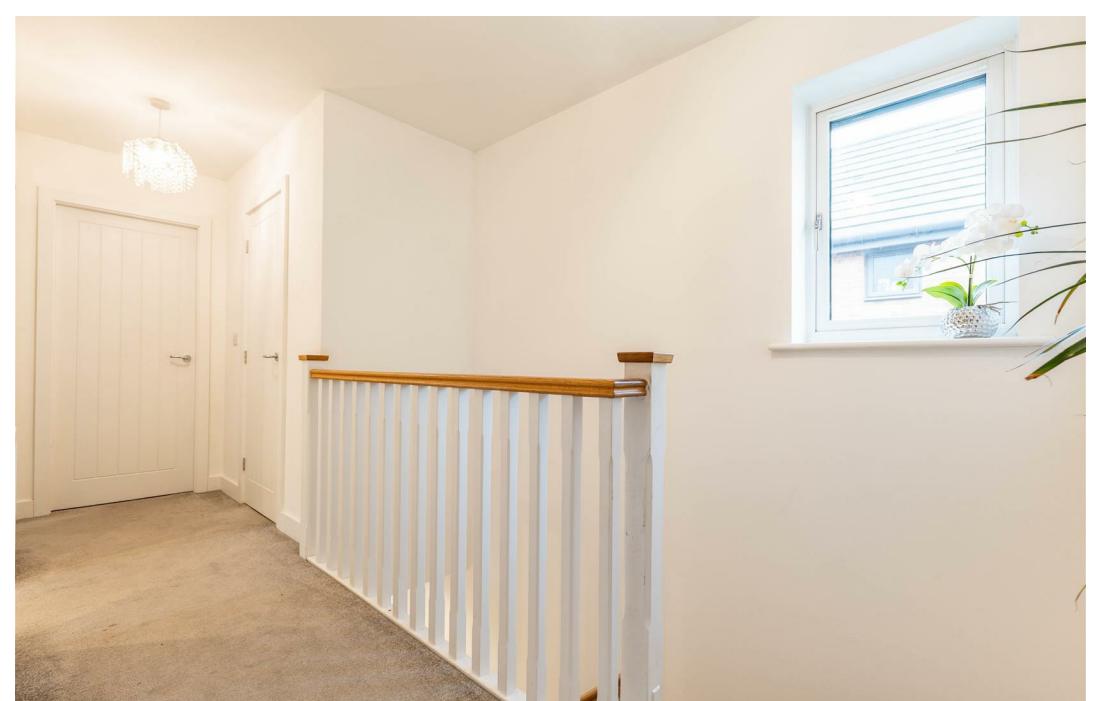
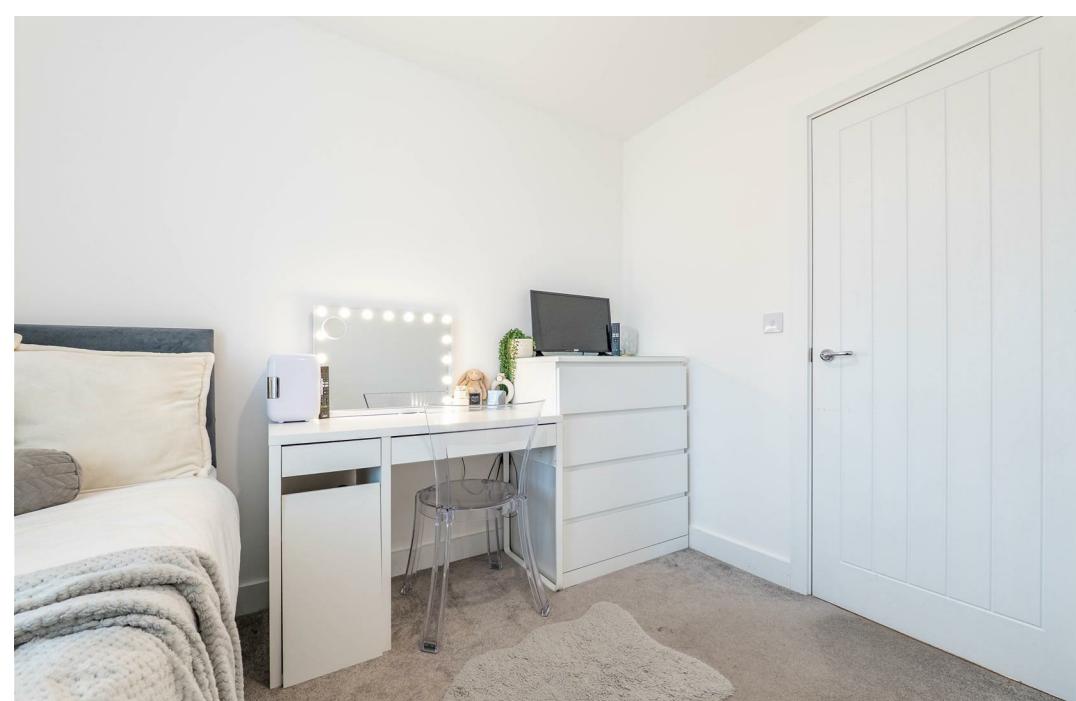












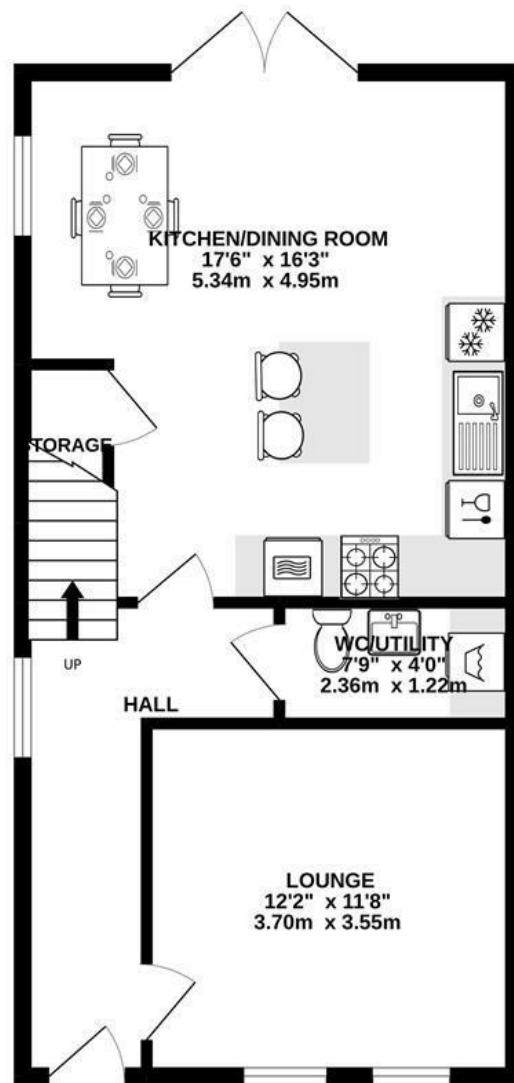




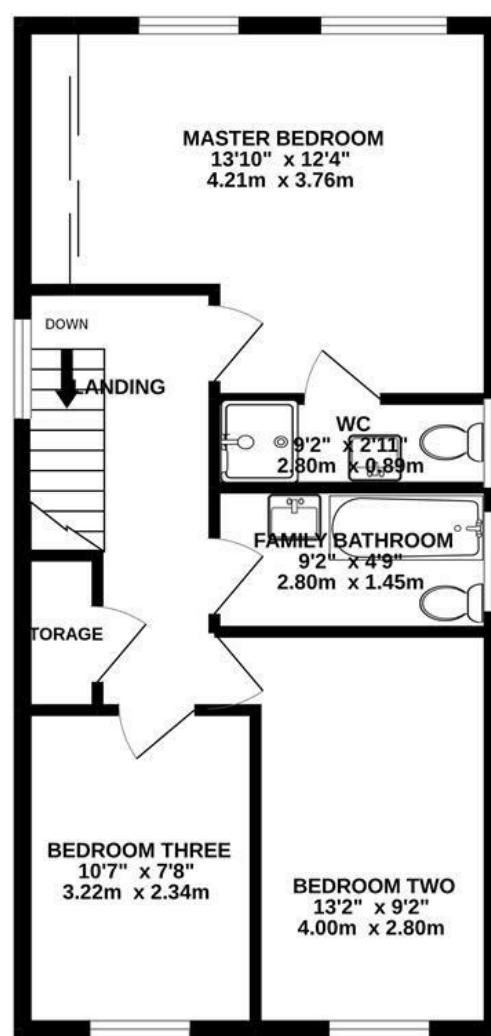


# BEN ROSE

GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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<br>(92 plus) | A                       | 93        |
| (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<br>(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 |           |

