



Arkwright Fold, Blackburn

Offers Over £195,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, situated in a highly sought-after area of Blackburn. Tucked away on a quiet cul-de-sac, the property offers a peaceful residential setting while remaining within easy reach of superb local schools, shops, and everyday amenities. Excellent travel links are also available, including the nearby train station and convenient access to the M6 and M65 motorways, making this an ideal choice for commuters and families alike.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a convenient WC is located. On the left, you will enter the spacious lounge which features a central fireplace and an open staircase leading to the upper level. From here, you move through to the open plan kitchen/diner. The modern fitted kitchen offers ample storage with an integrated oven and hob, as well as space for freestanding appliances. The dining area provides plenty of room for a large family dining table, and a single door leads through to the conservatory at the rear. The bright and airy conservatory offers versatile additional living space with direct access out to the garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage and a private two-piece ensuite shower room. The three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the property features a private driveway providing off-road parking for multiple vehicles, along with a detached single garage accessed via an up-and-over door. The garage is equipped with power and offers excellent potential for conversion into additional living space or a home office.

To the rear is a generously sized garden comprising a laid lawn, raised decking area, and an additional patio space to the side of the property - perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.







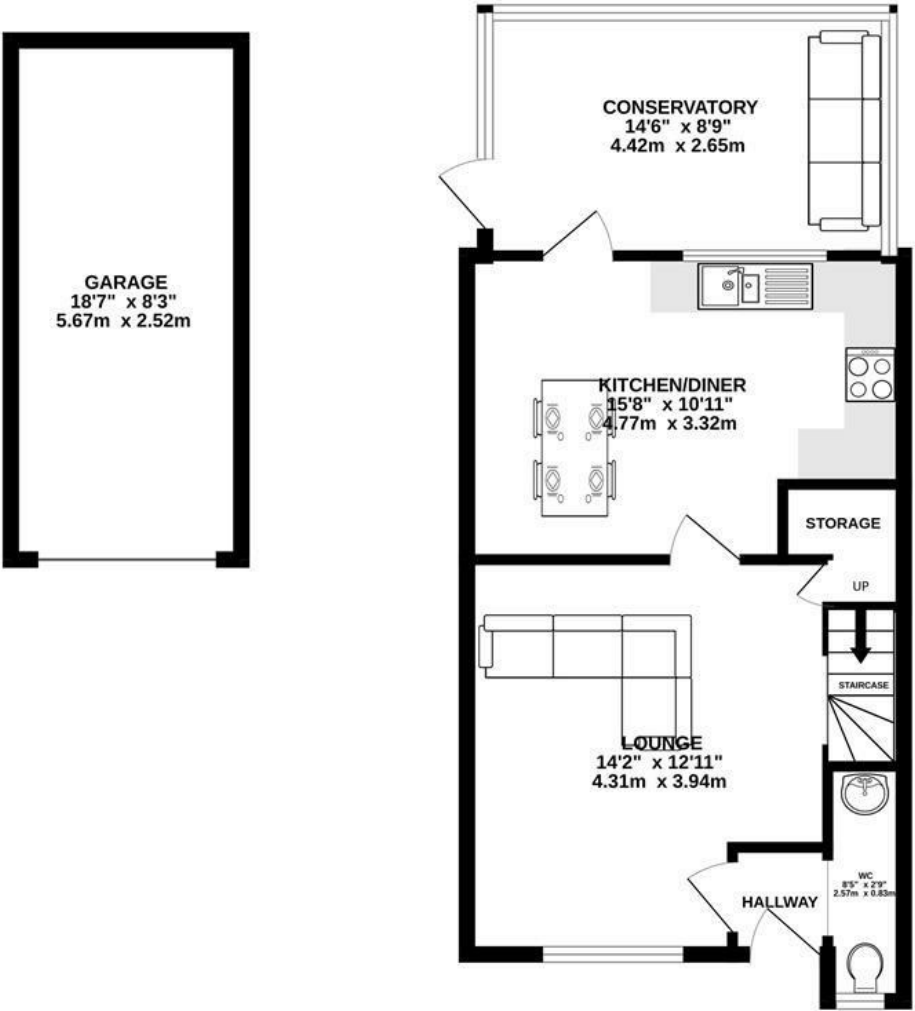




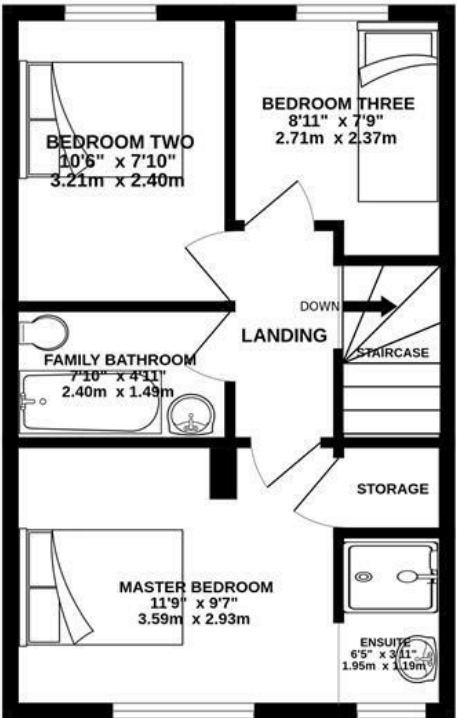


BEN ROSE

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

