



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.













