



George Dewhurst Way, Blackburn

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached family home, tucked away within a peaceful cul-de-sac in Blackburn and enjoying a wonderful position beside the picturesque Fishmoor Reservoir. Finished to a high standard throughout, this modern home offers spacious and versatile accommodation that is perfectly suited to growing families seeking both style and practicality. The location provides the ideal balance of tranquillity and convenience, with scenic reservoir walks quite literally on the doorstep, while Blackburn town centre offers a wide range of shops, supermarkets, restaurants, leisure facilities and well-regarded schools. Excellent transport links are also close by, including Blackburn and Mill Hill train stations, regular bus services and easy access to the M65, providing straightforward connections towards Preston, Burnley and Manchester.

Stepping through the welcoming reception hall, you'll immediately notice the contemporary finish, with a useful downstairs WC located just off the entrance and an impressive staircase featuring motion sensor LED strip lighting leading to the first floor. Positioned to the front of the home is the spacious lounge, currently utilised as a bedroom and study, offering excellent flexibility to suit a family's changing needs. Moving through to the rear, the home opens into a stunning open plan kitchen, dining and family room that forms the true heart of the property. Beautifully presented throughout, the modern kitchen is fitted with a range of integrated appliances, complemented by a breakfast bar for casual dining. There is ample space for a family dining table alongside a comfortable seating area, creating an ideal environment for both everyday living and entertaining. French doors flood the room with natural light and provide seamless access to the rear garden.

The first floor offers three well-proportioned bedrooms, all finished to an excellent standard. The generous principal bedroom benefits from its own contemporary en-suite shower room, while both the second and third bedrooms are equipped with fitted wardrobes, providing excellent built-in storage. Completing the accommodation is the stylish four-piece family bathroom, featuring both a separate shower and bath to comfortably cater for the needs of a busy household.

Externally, the property continues to impress with a driveway providing off-road parking for up to two vehicles, leading to a single detached garage. A pleasant front garden offers the potential to create an additional seating area, while beyond the property lies the beautiful Fishmoor Reservoir with its surrounding walking routes, perfect for enjoying the outdoors. To the rear, the private and secluded garden is bordered by tall mature trees, creating a peaceful setting for the whole family. The space features a well-maintained lawn, an attractive decked seating area wrapping around towards the rear of the garage, and a dedicated children's play area with wood chippings. Combining a sought-after cul-de-sac position, stylish modern interiors and an exceptional setting beside the reservoir, this is a fantastic family home that is ready to move straight into.













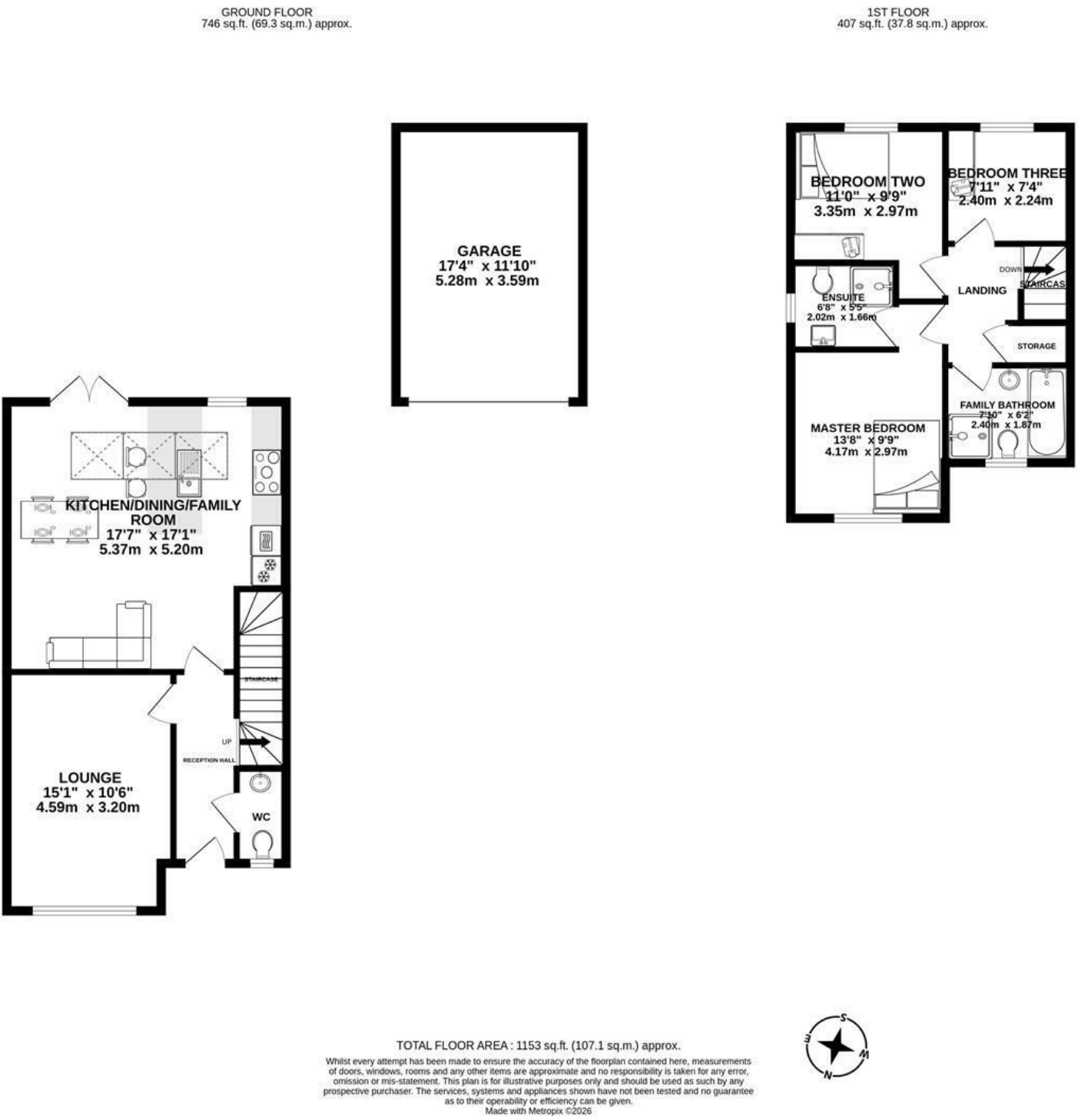








BEN ROSE



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		95
(81-91) B	84	
(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 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	

