



## Livesey Branch Road, Blackburn

**Offers Over £189,995**

Ben Rose Estate Agents are delighted to present to the market this well presented three-bedroom semi-detached home, located just outside of Blackburn. Perfectly suited to families, the property offers generous living space throughout, complemented by excellent transport links including bus routes and easy access to the M6 and M61 motorways. Early viewing is strongly advised to avoid disappointment.

As you enter the home, you're welcomed into a bright and stylish reception hall. To the front of the home is a spacious lounge filled with natural light, thanks to the large bay window. A feature fireplace serves as a focal point, creating a warm and inviting space for family gatherings. Flowing through to the rear of the home is the sizable stylish kitchen / diner. With ample worktop space, ambient plinth lighting, skylight, and integrated appliances, this space combines practicality with style and will meet all your cooking needs. Also found in the kitchen is a feature fireplace adding a cosy element, as well as under stair storage. To the rear of the house is the conservatory, looking over the garden and kept well lit by large windows that makes an ideal spot to relax.

Moving upstairs, the first floor boasts three generous bedrooms. The large bay window floods the master bedroom with natural light and is reflected round the room off the large fitted mirrored wardrobes, keeping the space bright and airy. A family bathroom with modern fittings and a large walk in shower can be found on this floor. Drop down ladders on the landing lead to the loft space that is full boarded and is well lit with a light and skylight, offering a versatile and practical space for all sorts of hobbies or as a snug.

Externally the rear of the house has a low maintenance paved garden with great views of the nearby hills. A large garage offers even more practical space with more than enough room to house a car as well as having a workshop at the rear. The long driveway to the side of the house leads up the road and offers off the road parking for several vehicles. Overall this well maintained house has ample opportunity for creating any space you might want and is in an ideal location.



































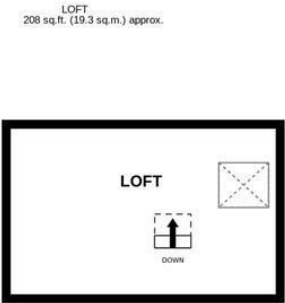
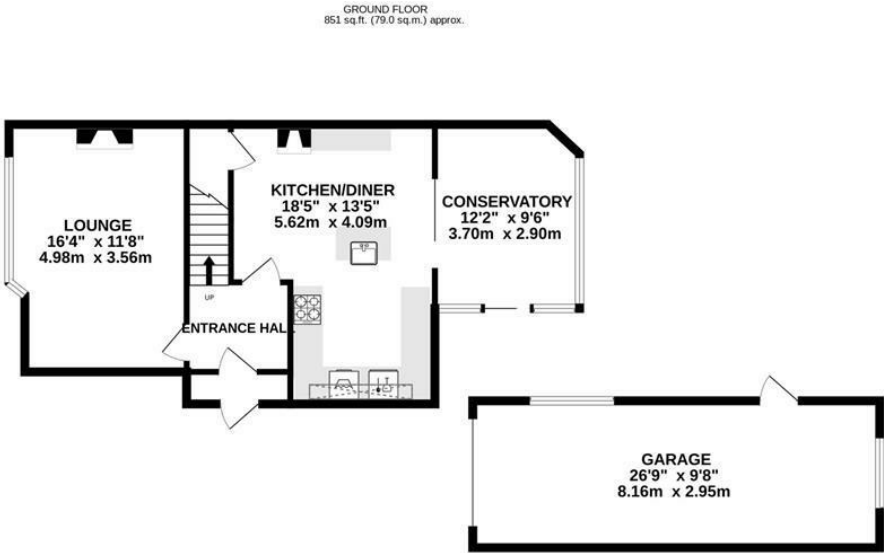








# BEN ROSE



TOTAL FLOOR AREA : 1511 sq.ft. (140.3 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
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		
(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	

