



Willow Trees Drive, Blackburn

Offers Over £319,995

Ben Rose Estate Agents are delighted to present to the market this spacious three-bedroom semi-detached property, situated in the heart of Blackburn. This would make an ideal family home, positioned within a desirable residential area and close to a wide range of local amenities, including supermarkets, schools, and nurseries. The property also benefits from excellent travel links, with convenient access to major motorway networks such as the M6 and M61, providing connections to surrounding towns and cities. The home has been recently refurbished throughout, including a newly installed kitchen, creating a comfortable, move-in ready home.

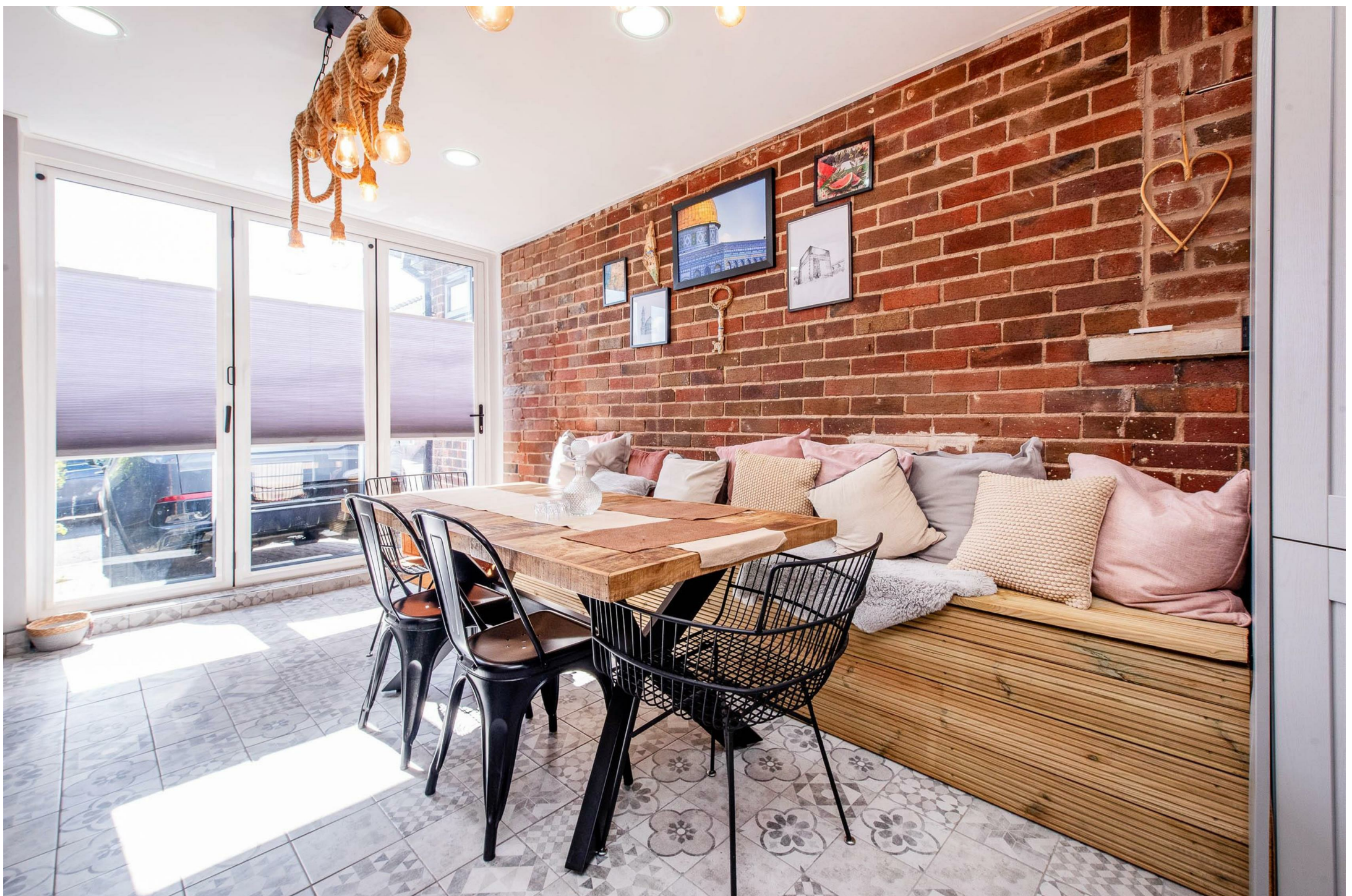
Stepping into the property through the welcoming entrance porch, you are led into the main hallway, where a staircase leads to the upper level. On the left, you will find the spacious lounge, featuring a central fireplace and a large window overlooking the front aspect. Moving through, you will enter the extended second reception room. This versatile space is ideal for family living and can be used as an additional sitting room or formal dining room, benefiting from a large bay window overlooking the rear garden.

Continuing through, you will enter the stunning kitchen/dining room. This impressive open plan space features a contemporary fitted kitchen offering ample storage, complemented by sleek quartz worktops and a range of integrated appliances, including a dishwasher, wine fridge, oven, hob, and freezer, along with a range-style cooker and American-style fridge freezer. The kitchen also benefits from a Quooker filtered boiling water tap and a central island with breakfast bar seating. The space flows seamlessly into the dining area, which features built-in bench seating and provides ample room for a large family dining table. Steps lead down into this area, while impressive tri-folding doors open out to the garden, creating a bright and sociable environment. Completing the ground floor is a convenient three-piece shower room, accessed from the main hallway.

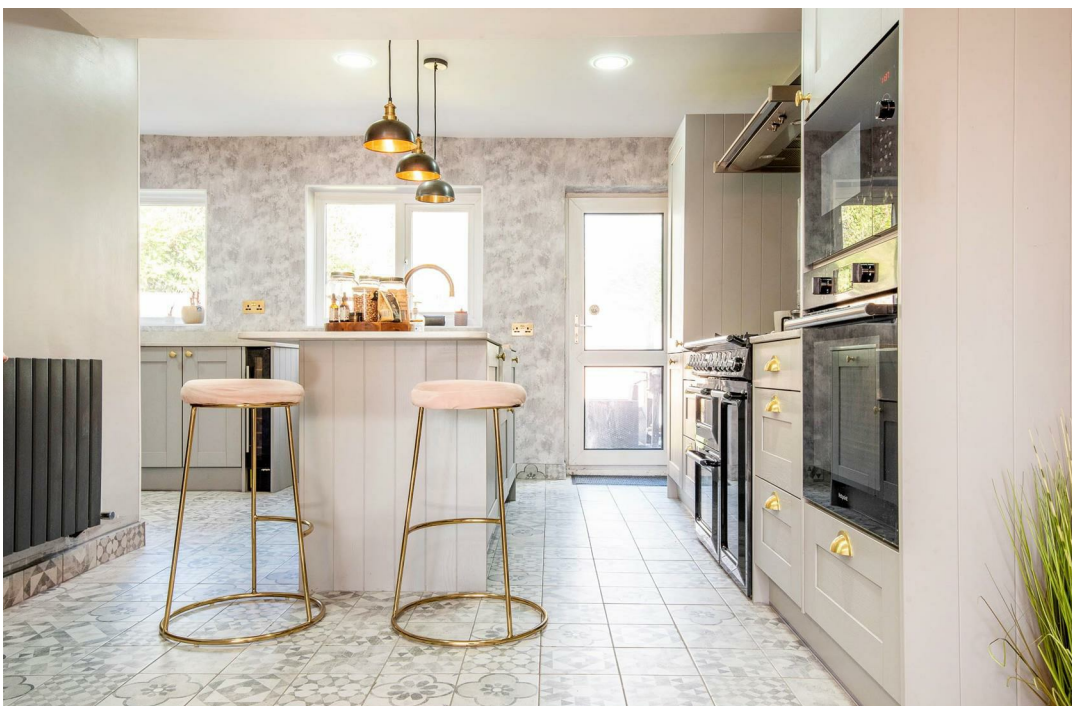
Moving upstairs, you will find three well-proportioned bedrooms, with the master and bedroom two benefiting from integrated storage. A modern four-piece family bathroom completes this level.

Externally, to the front of the property is a private driveway providing off-road parking for multiple vehicles. To the rear is a generously sized enclosed garden, featuring a spacious lawn and decking area, creating a perfect setting for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.



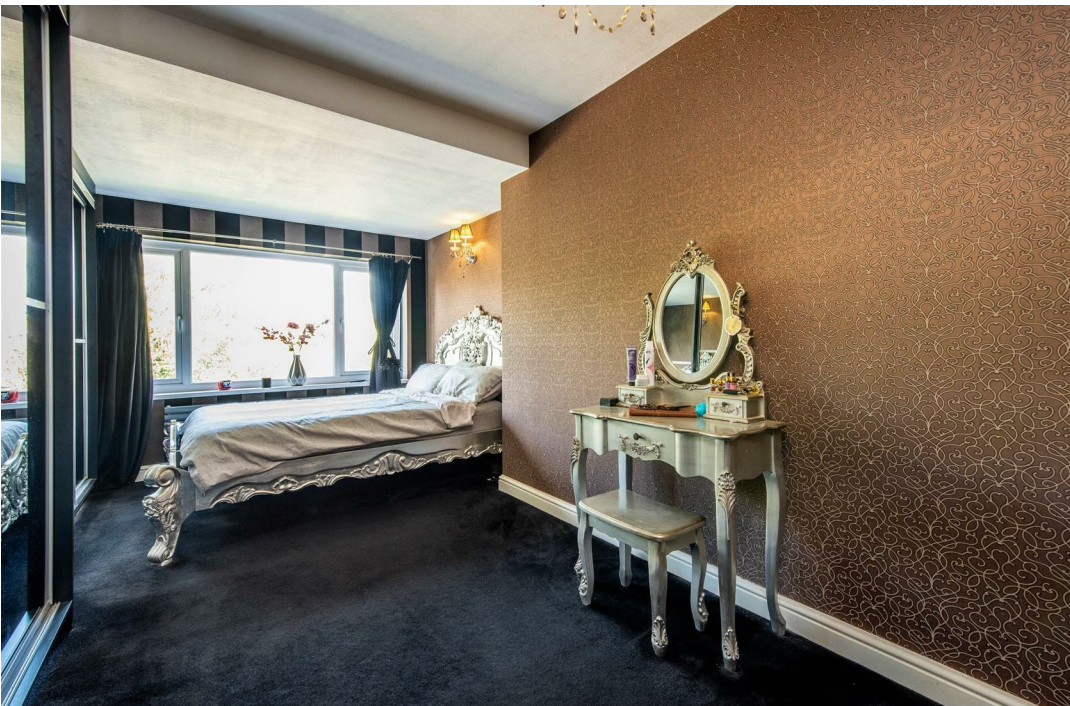










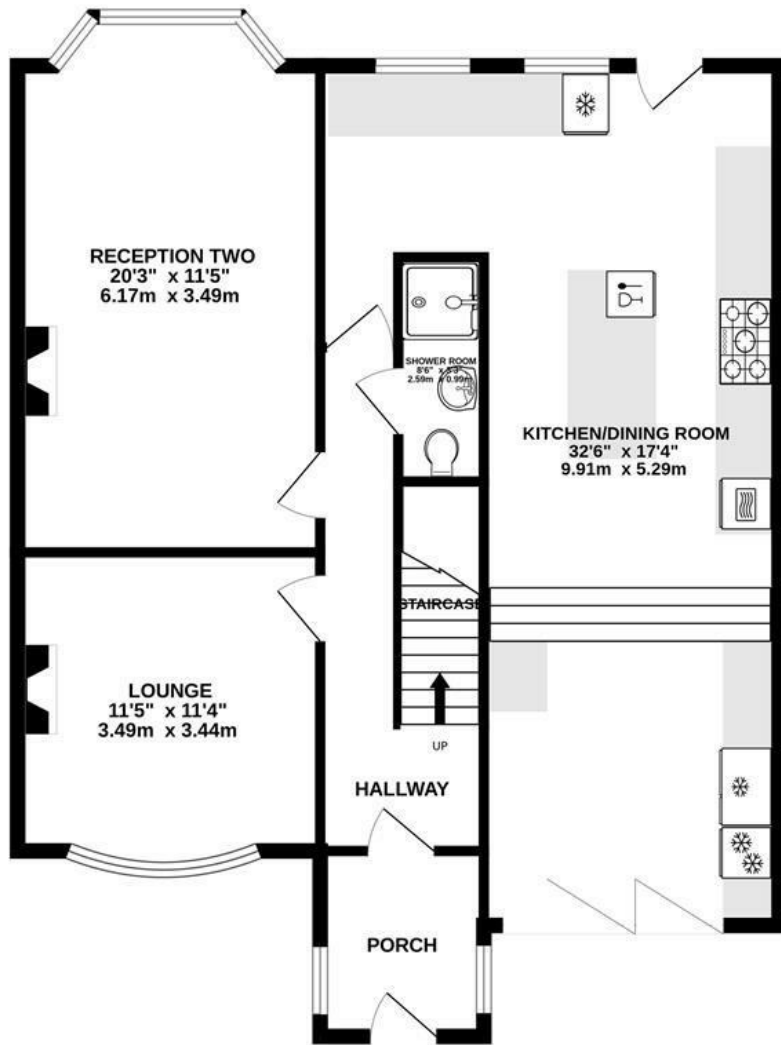




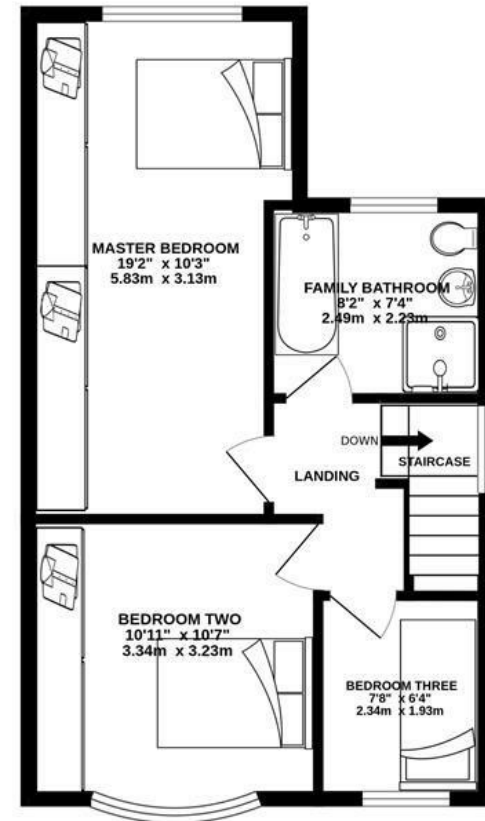




GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

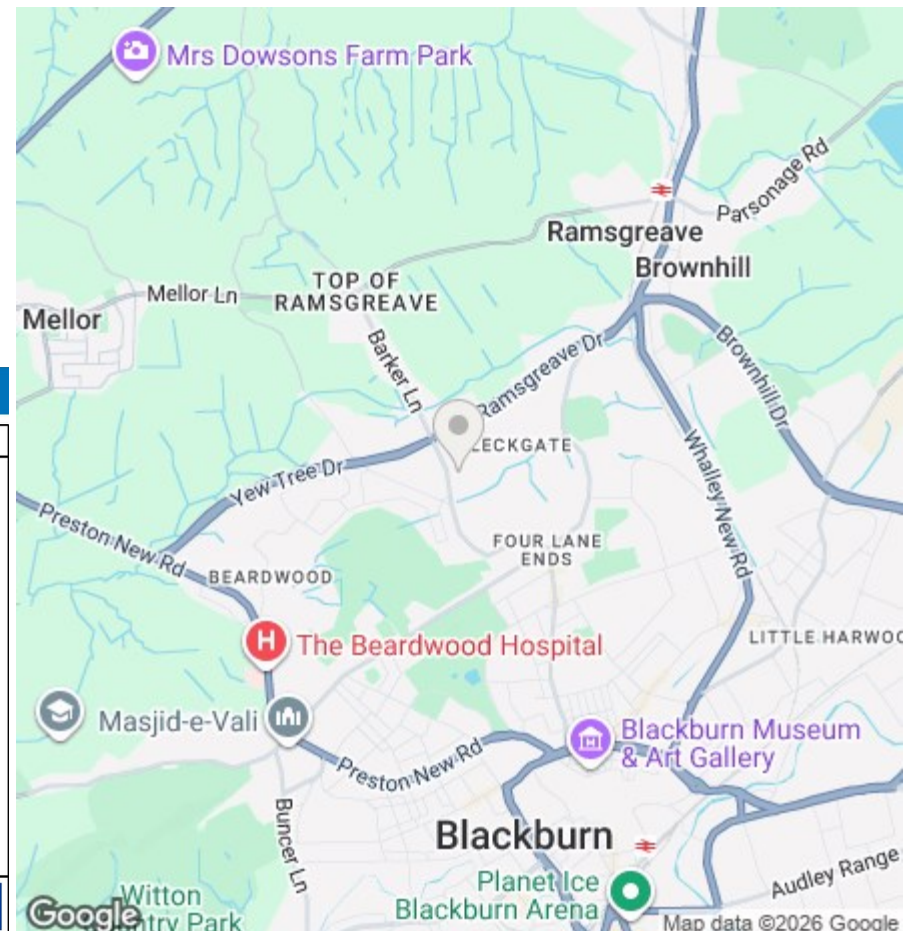


TOTAL FLOOR AREA : 1404 sq.ft. (130.4 sq.m.) approx.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
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