



## Woodside Grove, Blackburn

**Offers Over £329,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached bungalow, tucked away on a quiet and highly sought-after cul-de-sac in Blackburn, Lancashire. This lovely home offers spacious, flexible living throughout and would perfectly suit families or those seeking a peaceful retreat while remaining close to excellent amenities and transport links. Situated in a desirable residential area, the property is conveniently located for access to Blackburn and Darwen, both offering a wide range of shops, bars, restaurants, pubs, and reputable schools. The area is also rich in scenic beauty, with Witton Country Park and the historic Hoghton Tower nearby, ideal for countryside walks and outdoor leisure. Excellent transport connections include rail services to Preston and Manchester, bus links to Preston and Chorley, and easy access to the M65 and M61 motorways, making this an ideal location for commuters.

Stepping inside, you are welcomed into a bright and inviting entrance hall, which leads to the principal living areas. The spacious lounge sits to the front of the property and features a striking marble fireplace, creating a warm and homely focal point. Off the lounge is the first of two conservatories, running along the side of the property and overlooking the front garden – a perfect space to relax or entertain. The modern kitchen/dining room lies to the rear and is fitted with integrated appliances, offering ample worktop and storage space, as well as room for family dining. From here, you'll find access through to the second conservatory, providing a peaceful spot with views over the rear garden.

The master bedroom is a generous double and enjoys direct access to the rear conservatory via French doors, as well as boasting a stylish ensuite bathroom. The second and third bedrooms are both spacious doubles, each overlooking the beautifully maintained gardens, providing a tranquil setting. Completing the interior is a modern three-piece family bathroom and a convenient separate WC.

Externally, the property truly shines. To the front, there is a driveway providing parking for two or more cars, complemented by a carport offering sheltered parking. The rear garden is an exceptional feature — beautifully landscaped and wonderfully secluded, boasting a raised patio area, manicured lawns, and an array of mature trees, shrubs, and flowering plants. The space also includes a summer house and two garden sheds, ideal for storage or hobbies, while the elevated position provides breathtaking views of the surrounding countryside.

This is a wonderful opportunity to acquire a spacious and well-maintained detached bungalow in one of Blackburn's most desirable residential spots — offering both comfort and tranquillity, just a short distance from all local conveniences.















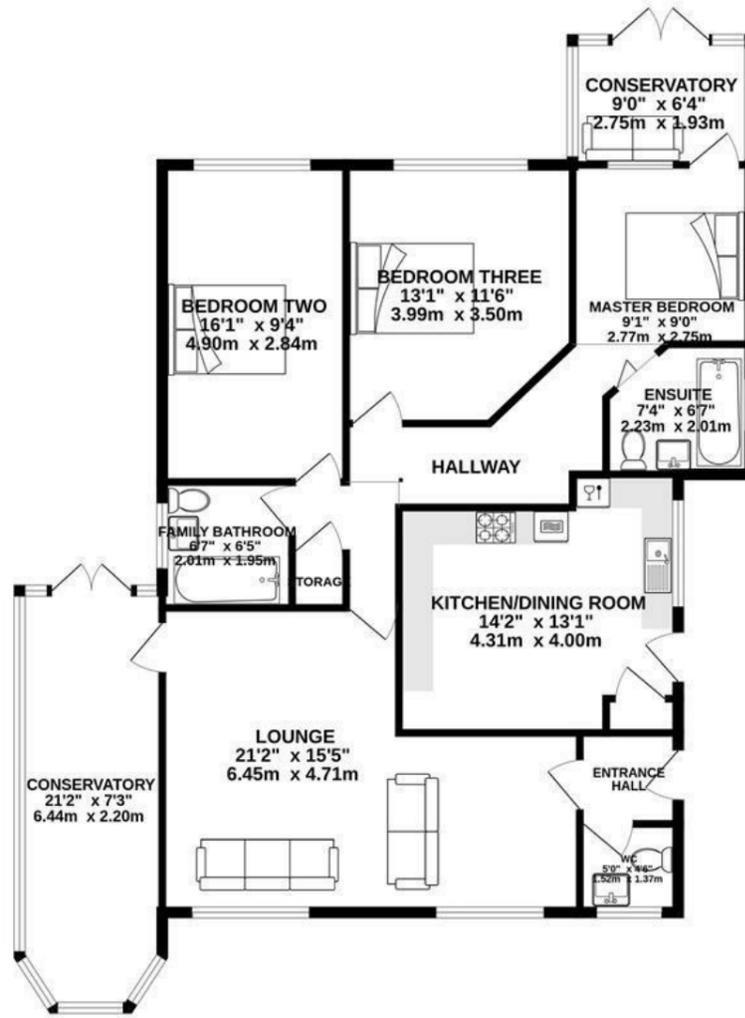






# BEN ROSE

GROUND FLOOR  
1254 sq.ft. (116.5 sq.m.) approx.

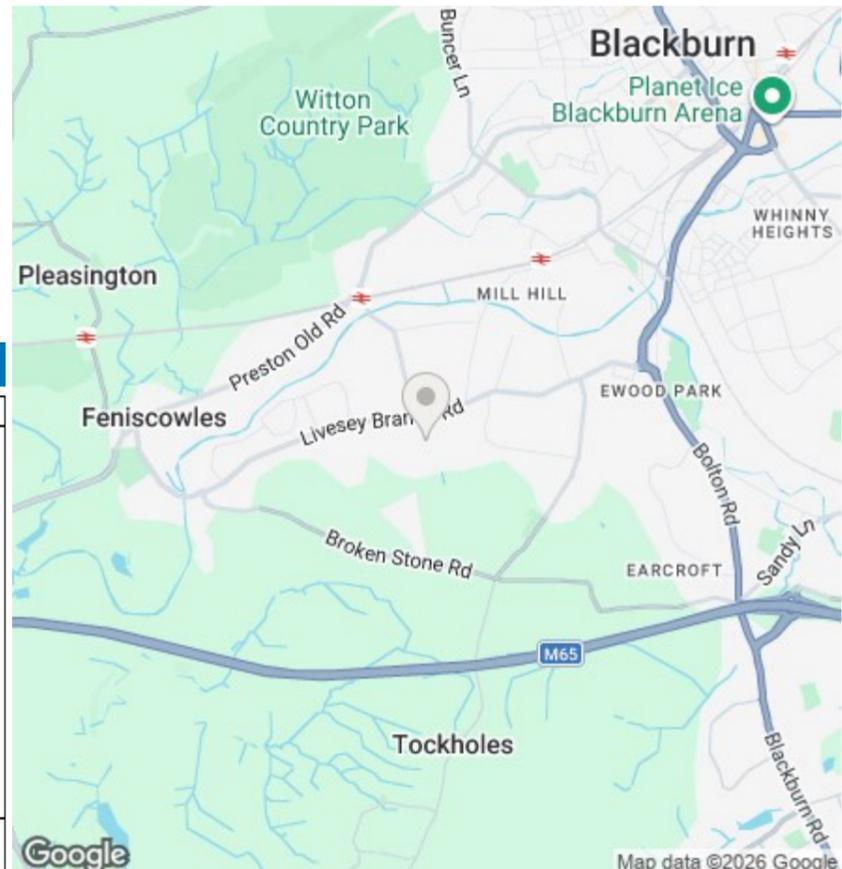


TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>71</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	