



**Moorland Avenue, Feniscowles, Blackburn**

**Offers Over £424,995**

Ben Rose Estate Agents are pleased to present to market this substantially extended six-bedroom semi-detached family home, situated in the highly sought-after area of Feniscowles, Blackburn. Having benefited from a substantial two-storey extension, this impressive property offers an exceptional amount of versatile living accommodation, making it ideal for growing families seeking both space and practicality. Feniscowles remains one of Blackburn's most desirable residential locations, offering a range of local amenities, regarded schools, scenic countryside walks, and excellent bus links to both Preston and Bolton. Blackburn town centre is only a short distance away, providing an extensive selection of shops, bars, restaurants and leisure facilities, whilst the nearby M65 motorway offers convenient connections across Lancashire and beyond.

Upon entering the home, you are welcomed into the entrance hall. To the right sits the bright and inviting sitting room, benefitting from double aspect windows that flood the space with natural light and providing access through to the breakfast room. To the left is a versatile play room, also connecting seamlessly to the breakfast room, creating an excellent family-friendly layout. The breakfast room enjoys direct access to the garden and leads to a convenient WC. The impressive ground floor extension houses a stunning bespoke kitchen and dining area, complete with a central island, integrated fridge and freezer, and ample space for entertaining. Double doors open into the substantial rear lounge, featuring three Velux windows and bi-folding doors opening onto the garden.

The first floor offers six well-proportioned bedrooms, including four generous doubles and two versatile single rooms, one of which could comfortably serve as a home office. The accommodation is served by a modern three-piece family bathroom featuring a double bath, alongside a separate two-piece bathroom and an additional WC, perfectly suited to busy family life.

Externally, the property boasts a large L-shaped driveway providing off-road parking for up to six or seven vehicles. To the rear is a generous south-facing garden, featuring extensive paving, a spacious patio area, and both a large shed and additional storage shed. Combining substantial living space, an excellent location and outstanding family-friendly accommodation, this is a fantastic home that must be viewed to be fully appreciated.















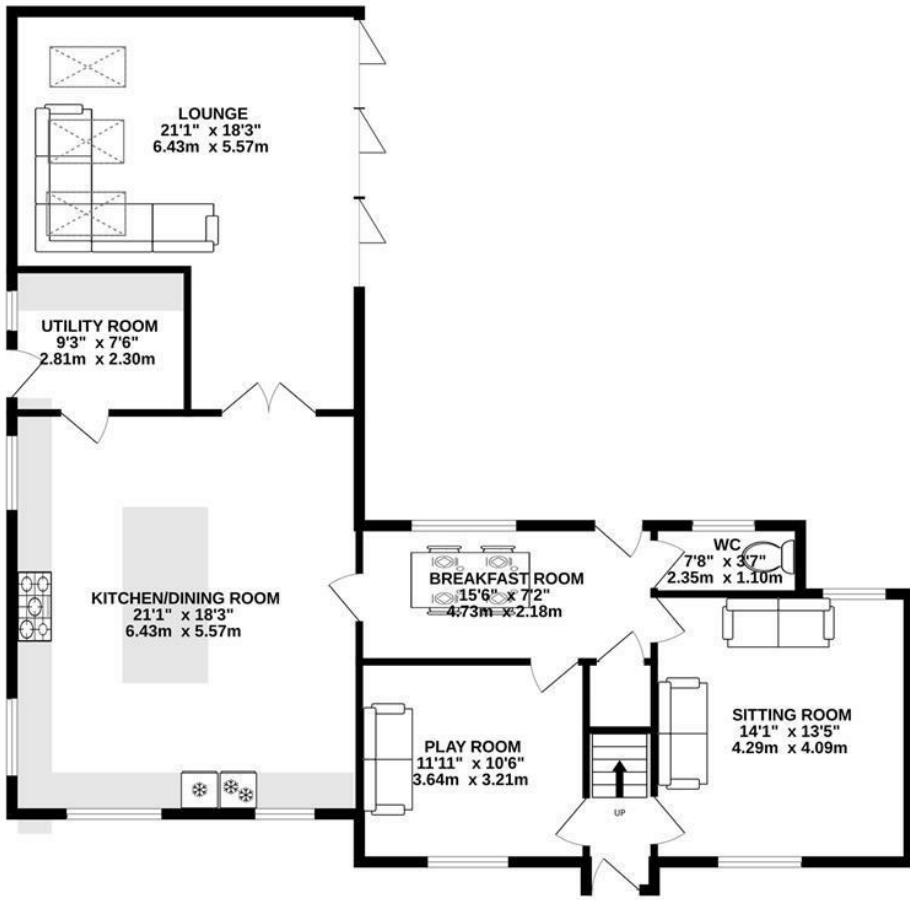




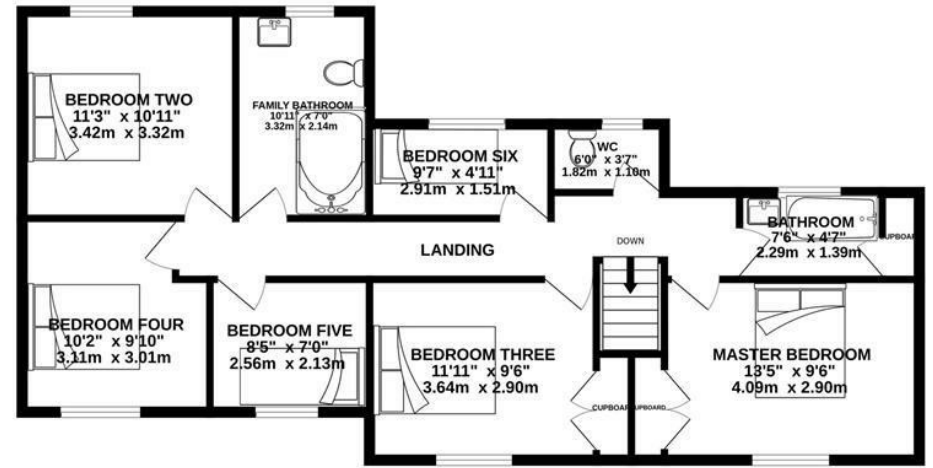


# BEN ROSE

**GROUND FLOOR**  
1266 sq.ft. (117.6 sq.m.) approx.



**1ST FLOOR**  
848 sq.ft. (78.8 sq.m.) approx.

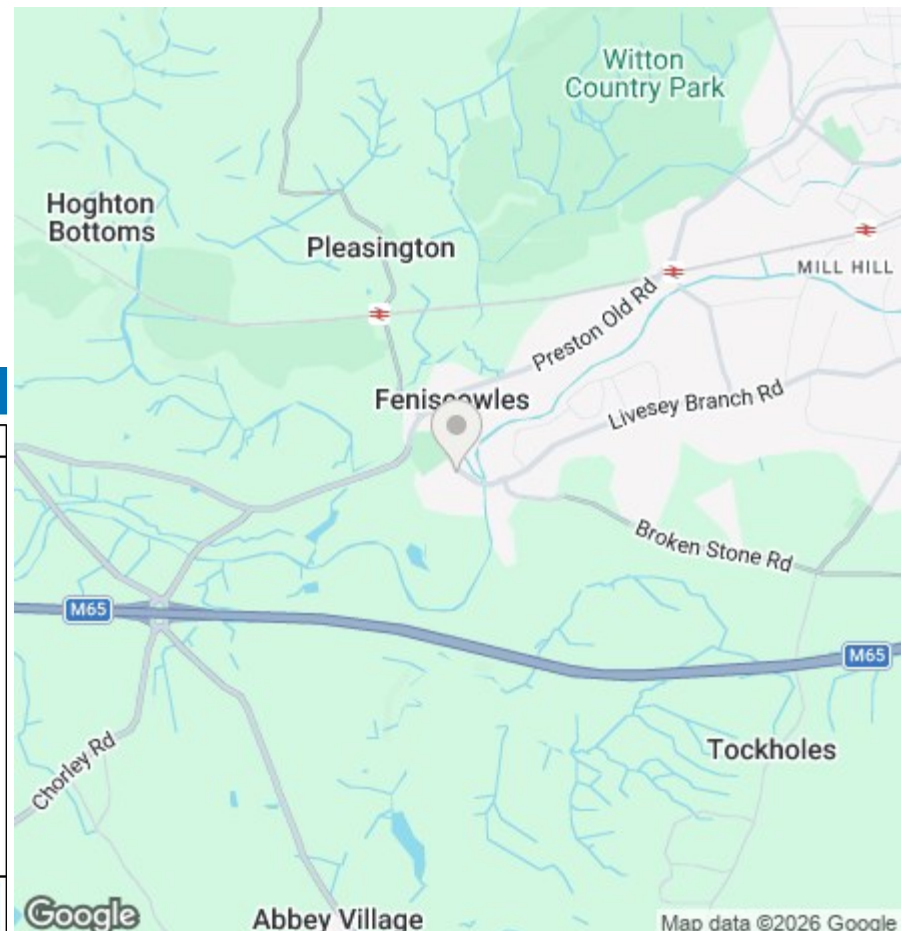


**TOTAL FLOOR AREA : 2114 sq.ft. (196.4 sq.m.) approx.**

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) <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 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	