



Old Gates Drive, Blackburn

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom detached home with No Onwards Chain, situated in a highly sought-after area of Blackburn. Ideal for a growing family, this home boasts versatile living space throughout. Its prime location offers proximity to superb local schools, shops, and amenities, with excellent travel links via the nearby train station and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you are welcomed into the entrance hallway, where you'll find a convenient downstairs WC and stairs leading to the upper level. To the left is the spacious lounge, featuring a charming fireplace and a beautiful bay window that overlooks the front aspect. Moving through the home, you'll enter the stunning open-plan kitchen/diner. The newly fitted kitchen boasts an integrated oven, hob, microwave, dishwasher, and wine fridge, along with ample storage space. The dining area provides plenty of room for a large family dining table and includes a single door leading to the side of the property. The kitchen/diner flows seamlessly into the bright and airy family room at the rear of the home. Currently used as a second sitting room, this versatile space offers a variety of potential uses and provides direct access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from a private en-suite shower room, while the modern three-piece family bathroom—with an over-the-bath shower—completes the upper level.

Externally, the front of the property features a generous driveway offering off-road parking for multiple vehicles, leading to a single attached garage. The garage is fitted with an electric up-and-over door, internal access to the home, and a rear door leading to the garden. It also provides additional storage and is plumbed for utility appliances.

The rear garden is generously sized and thoughtfully designed, featuring sheltered patio area with modern pergola, a low-maintenance faux lawn, and a raised decking area—perfect for relaxing, entertaining, and enjoying the outdoors.









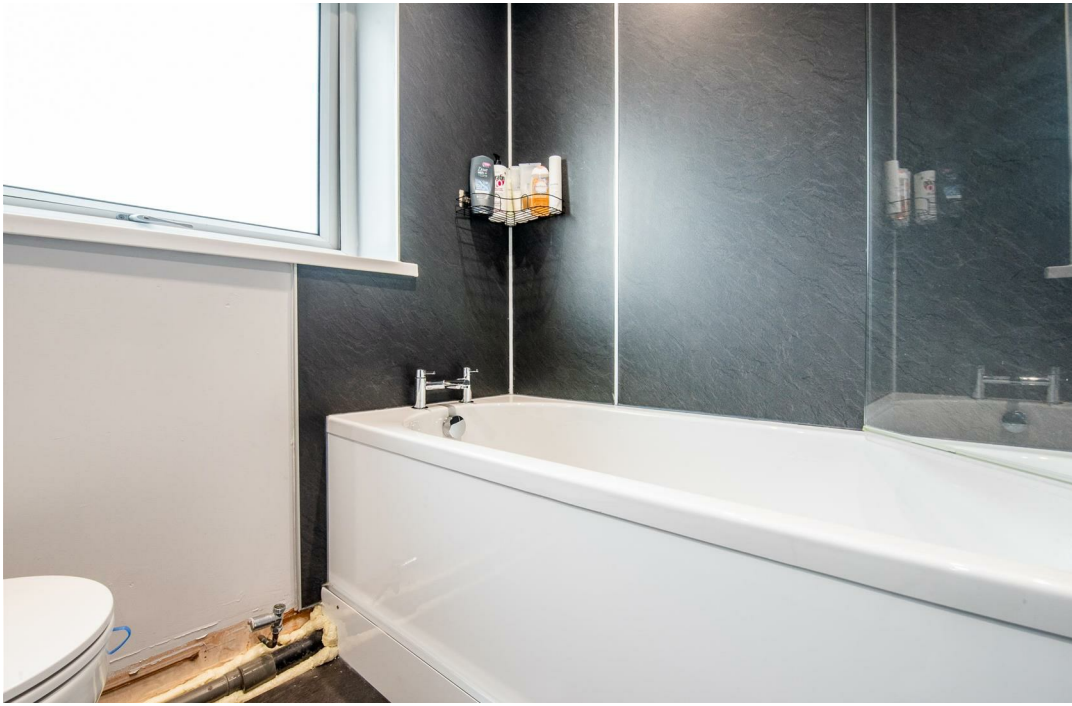






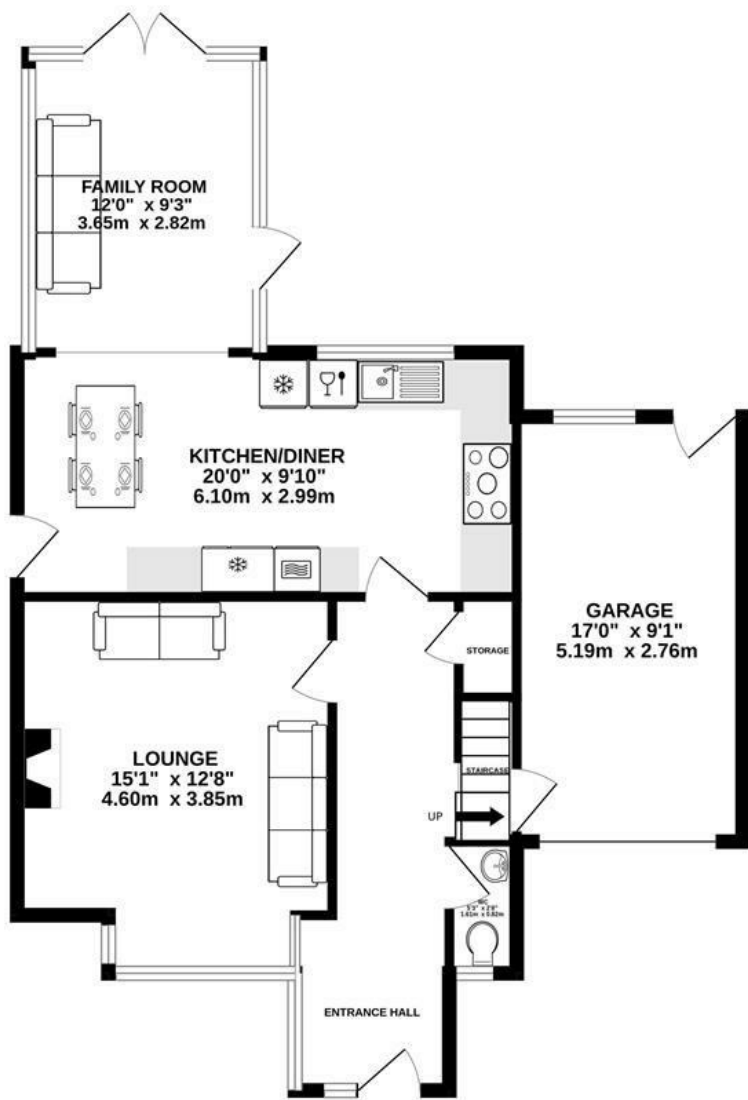




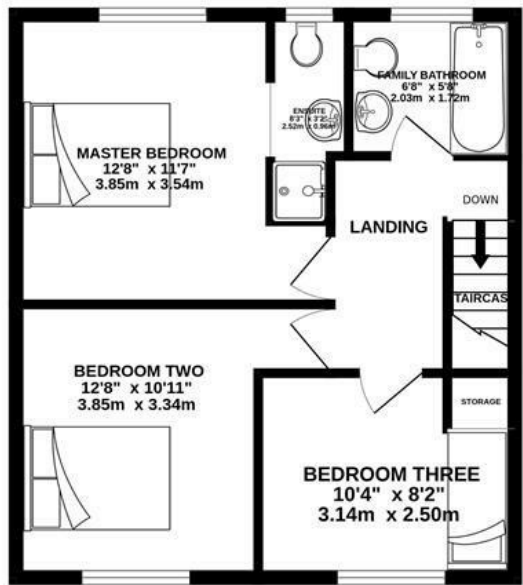


BEN ROSE

GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.3 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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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		
	73	80
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	

