



## Millwood Mews, Blackburn

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this modern, four-bedroom detached property situated on a new build development in Blackburn. This lovely home is situated over three floors and offers a generous amount of indoor and outdoor space for families. It is only a short drive into Blackburn town centre as well as the nearby M65 and M6 motorways offering easy access to other nearby towns and cities.

Walking through the front door, you enter into a reception hall with a staircase leading up to the first floor. Located off here is the convenient utility room that also incorporates the WC. The modern kitchen, located towards the front, features integrated appliances such as a fridge/freezer, oven, and dishwasher. There is also access from here into the spacious lounge/diner located to the rear of the home. Access can be found to integrated storage here as well as to the garden.

Moving up to the first floor, you'll find three of the four bedrooms. The master benefits from a private en-suite, providing added convenience. Additionally, there's a three-piece family bathroom with an over-the-bath shower, serving this floor's occupants.

On the second floor, bedroom two is located, boasting ample storage located in the eaves, perfect for keeping personal items stored.

Stepping outside, the property boasts a well-designed exterior. To the front is a lawn with a driveway leading down the side of the home for up to three cars. This driveway also leads up to the single detached garage, providing ample parking and storage space. The rear garden is a good size, offering a generous amount of privacy. It features ample patio space as well as an astro turfed lawn, ideal for outdoor relaxation and entertaining.

This beautifully presented home combines modern amenities with practical living spaces, making it an ideal choice for families seeking comfort and convenience in a desirable location.



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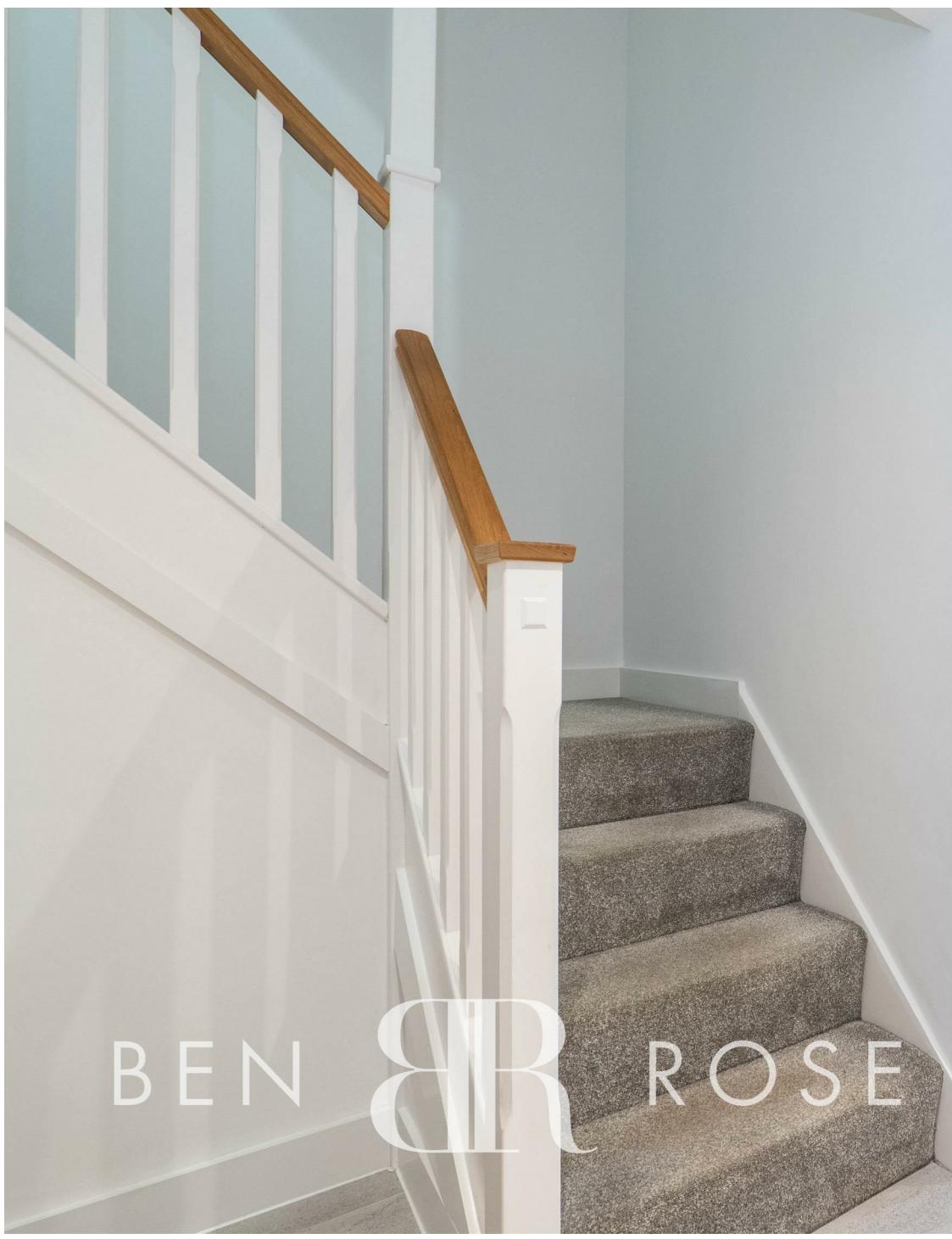
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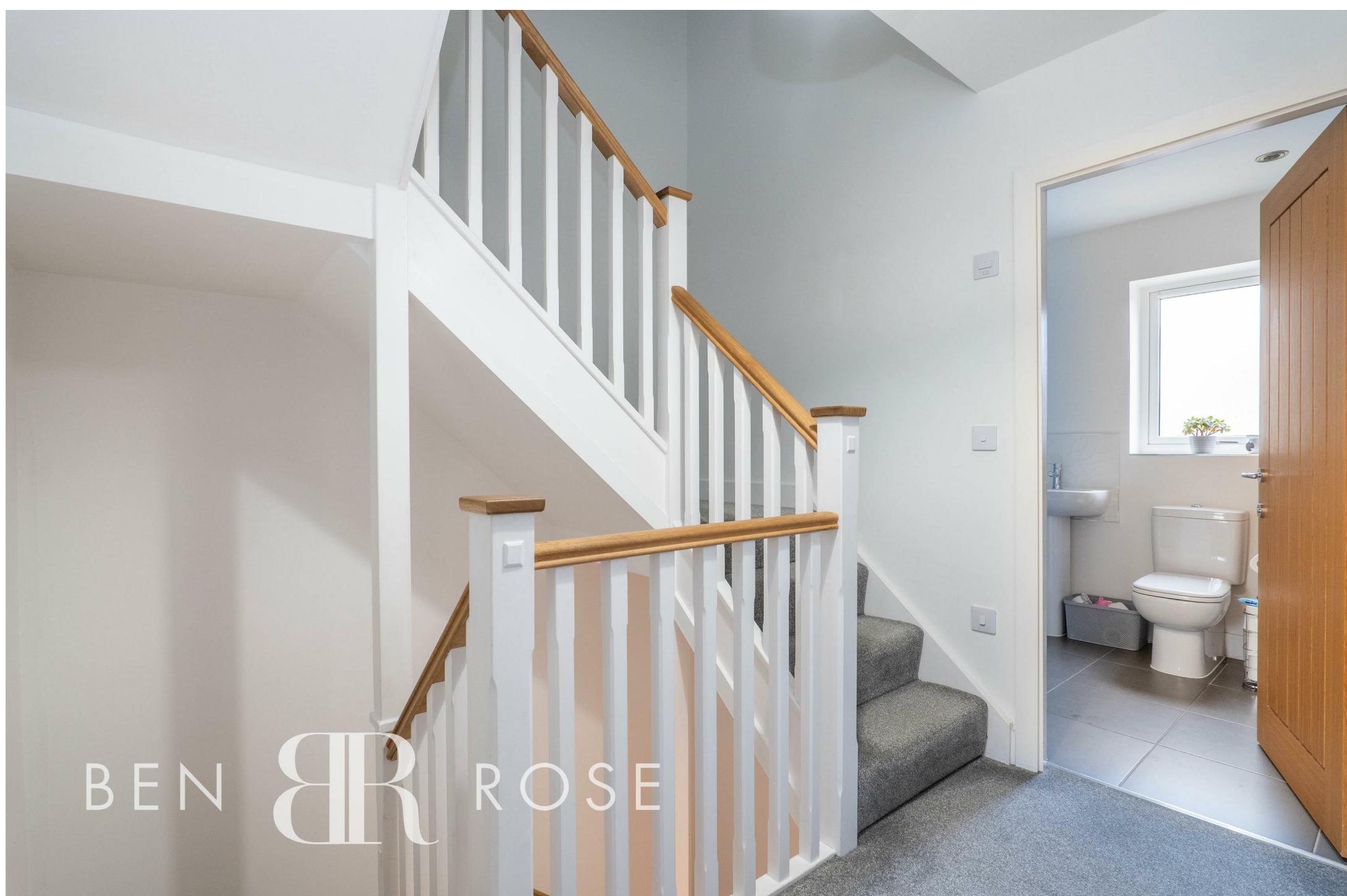


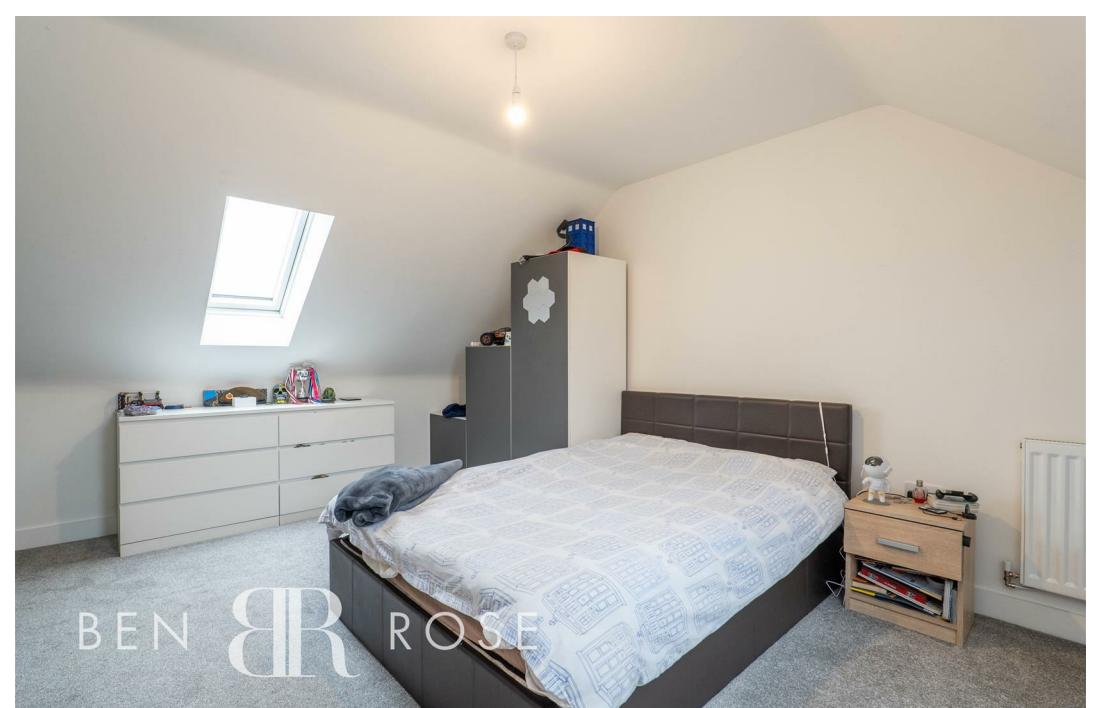


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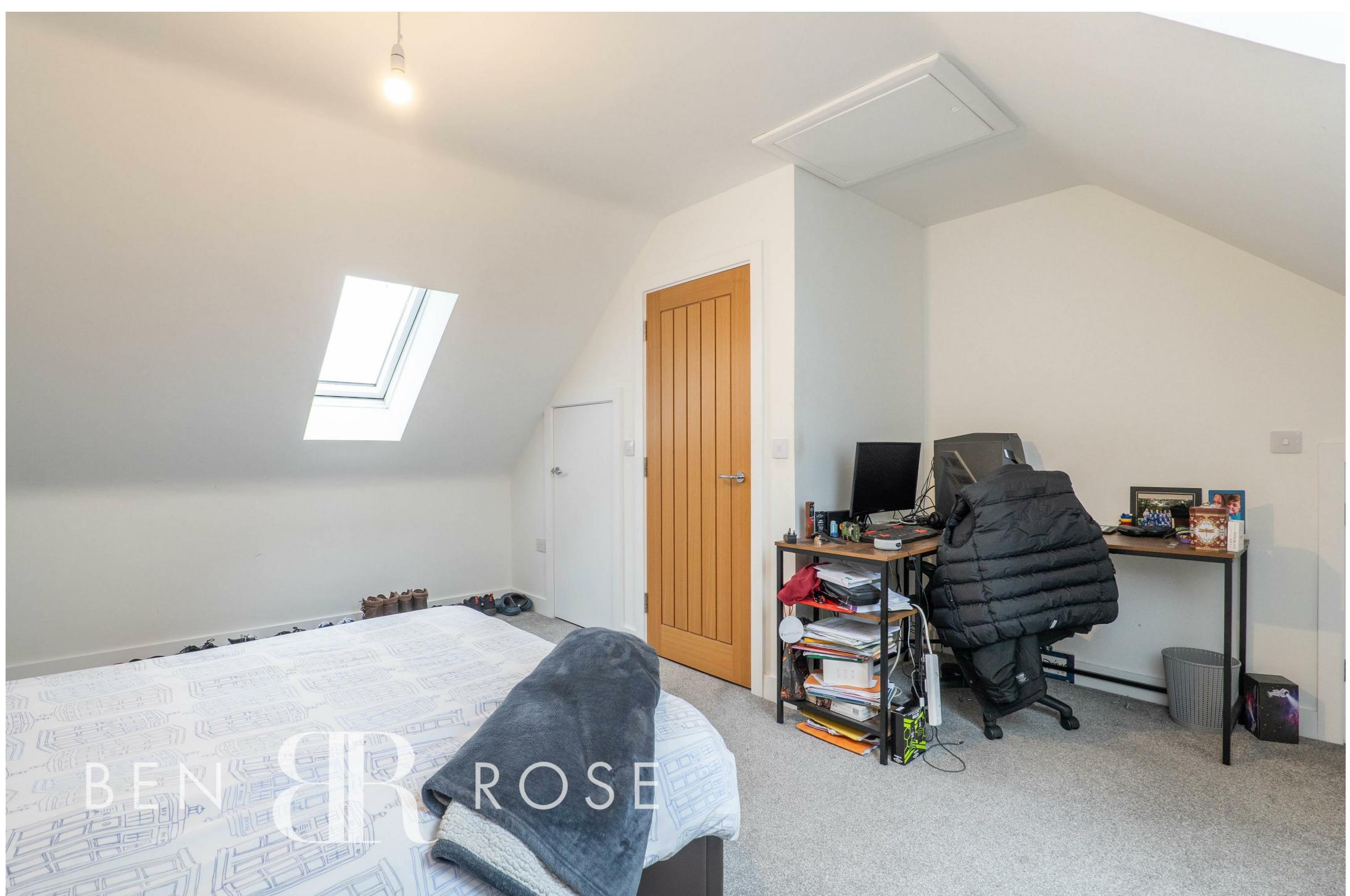




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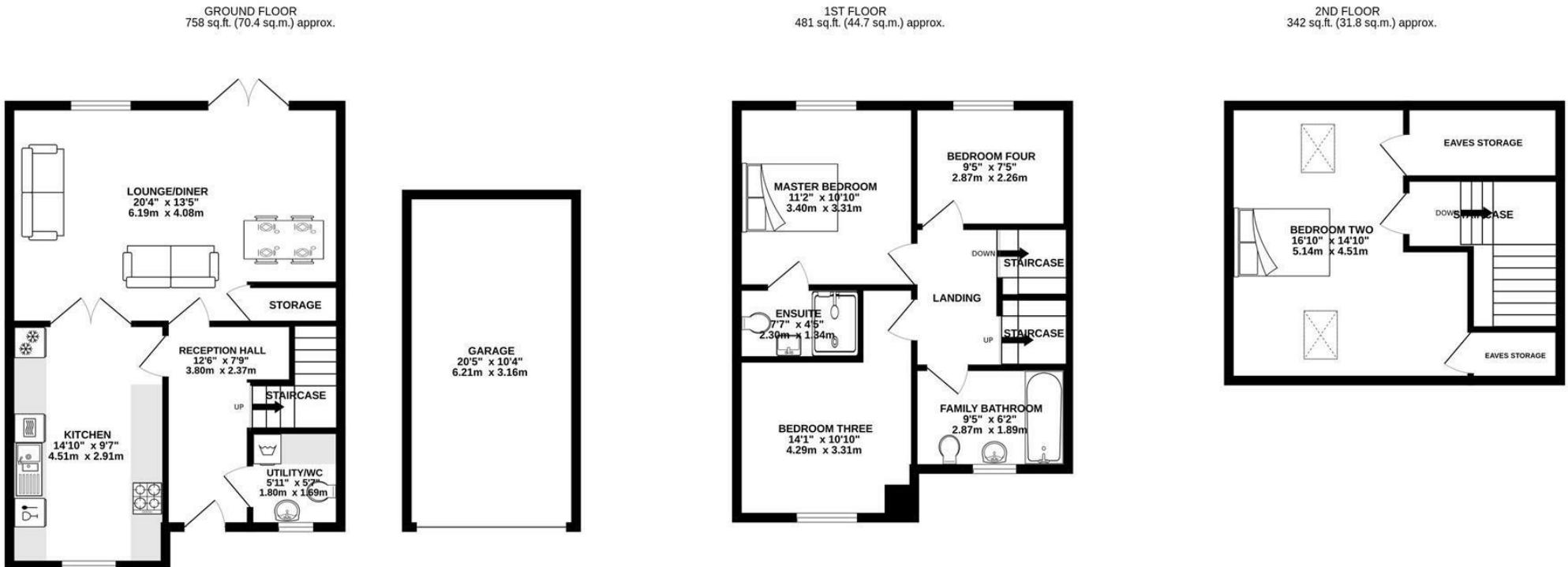
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TOTAL FLOOR AREA : 1581 sq.ft. (146.9 sq.m.) approx.

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	84	92
(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 (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		
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