



Willow Trees Drive, Blackburn

****FOUR BEDROOM FAMILY HOME IN LAMMACK****

This beautifully presented and well maintained spacious four-bedroom semi-detached family home in the much sought-after area of Lammack is being welcomed to the property market. The property has strong network links to Wilpshire and the Ribble Valley whilst being conveniently situated with good network links and close to other local amenities such as schools, shops, supermarkets and Blackburn town centre!

- Semi Detached Property
- Extended Kitchen/Diner
- Off Road Parking
- Four Bedrooms
- Downstairs WC
- Extensive Rear Garden
- Two Spacious Reception Rooms
- Family Bathroom
- Modern Family Home

Offers in excess of £220,000

Willow Trees Drive, Blackburn

Ground Floor

Hallway

15'4" x 5'5" (4.68 x 1.67)

Doors to both reception rooms, dining room, downstairs WC and storage cupboard, stairs to first floor and oak wood effect flooring.

Dining Room

9'0" x 8'2" (2.76 x 2.50)

UPVC double glazed window, central heating radiator, ceiling light fitting, oak wood effect flooring, open access to kitchen.

Kitchen

11'0" x 6'7" (3.36 x 2.01)

Two UPVC double glazed windows, range of wooden wall and base units with granite effect worktops, inset stainless steel sink and drainer with mixer tap, gas Range cooker with 8 ring gas hob and extractor hood, plumbing for a washing machine and dishwasher and space for a dryer, housing for a microwave, tiled splash backs, ceiling light fitting solid oak effect flooring, door to the rear.

Reception Room One

14'0" x 11'4" (4.28 x 3.47)

UPVC double glazes bay window, central heating radiator, feature gas fireplace with marble hearth and wooden surround, coving to ceiling, ceiling light fitting, television point, oak wood effect flooring.

Reception Room Two

12'3" x 11'4" (3.75 x 3.46)

UPVC sliding patio doors to the rear, central heating radiator, coving to ceiling, ceiling light fitting, oak wood effect flooring.

Downstairs WC

3'3" x 2'1" (1.01 x 0.64)

UPVC double glazed window, white close coupled WC, ceiling light fitting, oak wood effect flooring.

First Floor

Landing

7'4" x 6'1" (2.26 x 1.87)

UPVC double glazed window, doors leading to three bedrooms, WC and separate bathroom, stairs leading to further attic room.



Bedroom One

14'8" x 10'2" (4.48 x 3.10)

UPVC double glazed bay window, central heating radiator, ceiling light fitting, carpet flooring.

Bedroom Two

11'10" x 9'3" (3.61 x 2.82)

UPVC double glazed window, central heating radiator, ceiling light fitting, fitted storage, carpet flooring.

Bedroom Three

9'0" x 7'4" (2.75 x 2.25)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring.

Bathroom

7'7" x 2'1" (2.32 x 0.64)

UPVC double glazed window, white pedestal wash basin with mixer tap, white panel bath with mixer tap and electric overhead shower, chrome central heating towel rail, par time elevations, tile effect flooring.

WC

4'3" x 2'3" (1.32 x 0.69)

UPVC double glazed window, white close coupled dual flush WC, ceiling light fitting, tile effect flooring.

Attic Room

15'10" x 10'7" (4.84 x 3.24)

Two UPVC double glazed Velux windows, ceiling light fitting, access to eves storage, carpet flooring.

External

Front

Block paved driveway which provides off road parking for multiple vehicles

Rear

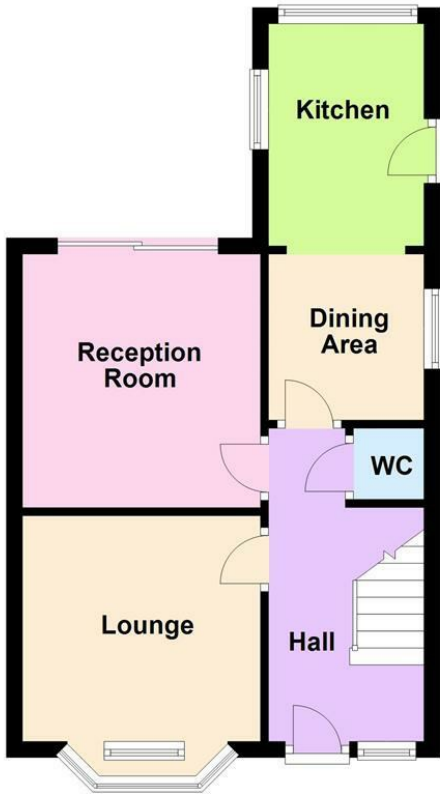
A generous garden from the side extending around the property with split level patio areas, lawned area and a good range of shrubbery

Garage

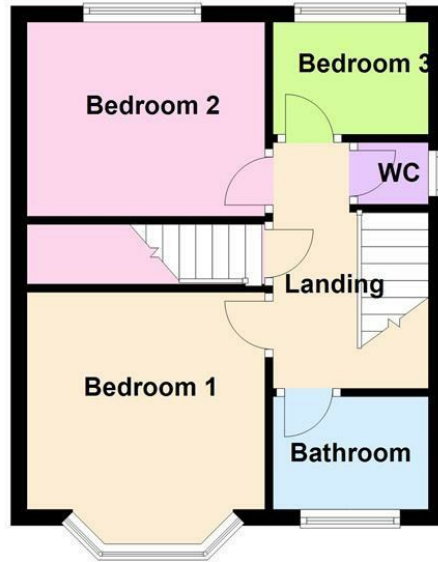
A single concrete garage.



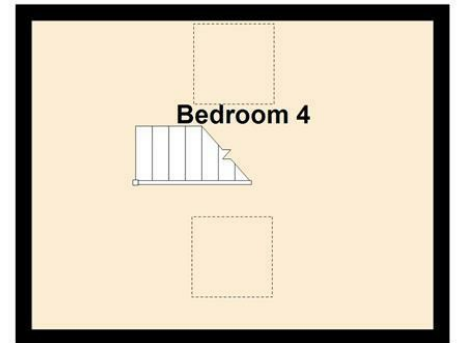
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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