



PROCTORS

ESTATE AGENTS

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Green Pastures, Pleasington Lane, Pleasington, Blackburn

£615,000

A most impressive, unique, individually designed, modern detached house enjoying an enviable location in the sought after and convenient village of Pleasington with open views over the surrounding countryside but with immediate rail and road links to the North West region. The property was carefully designed to provide versatile living accommodation and constructed and finished to exacting standards.

This is an ideal family sized house with both ground and first floor facilities to accommodate any limited mobility requirements. There are spacious and attractive reception rooms, an excellent fully fitted dining kitchen, separate utility room with internal access to the garage and a two-piece cloakroom. There are four double bedrooms (one on the ground floor), two with en-suite shower rooms and one with an en-suite dressing room and a high quality family bathroom. There are high quality fixtures and fittings throughout, along with gas central heating and PVC double glazing.



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Externally, there are level and easy to maintain gardens with wrought iron boundary railings and matching gates to the driveway, with parking and turning areas and an integral garage with an electronically operated door.

Pleasington is situated to the West side of Blackburn with easy access to Junction 3 of the M65 (approximately 2 miles) which connects off the regions major motorway network giving access to Manchester, Preston, Liverpool and beyond to the Fylde Coast and Lake District. There is a local railway station with services connecting to the West Coast mainline at Preston giving easy access to London and Scotland. There is also one of the regions leading golf courses within walking distance of the property.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

7' 11" x 3' 6" (2.42m x 1.08m) Double cupboard

RECEPTION HALL

Spindled light oak staircase with oak balustrade, radiator, cupboard under stairs

CLOAKROOM/WC

4' 9" x 2' 7" (1.46m x 0.79m) Two-piece suite, wash basin with cupboard under, WC

LOUNGE

23' 2" x 17' 8" (7.07m x 5.41m) Windows, patio doors (leading to outside garden), 2 radiators, polished marble fireplace with remote controlled flame effect electric fire

DINING ROOM

22' 0" x 9' 6" (6.72m x 2.92m) Patio doors leading to garden, 2 radiators

DINING/BREAKFAST KITCHEN

13' 3" x 11' 9" (4.04m x 3.59m) Contemporary fitted wall and floor units, 2 Neff ovens and hob, stainless steel extractor hood, Neff integrated dishwasher, inner door leading to;



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band F
Blackburn with Darwen Borough Council
78

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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UTILITY/LAUNDRY ROOM

5' 9" x 4' 10" (1.76m x 1.49m) Connections for automatic washer and tumble dryer, stainless steel sink unit, wall cupboards, door with internal access to garage

GROUND FLOOR BEDROOM

13' 3" x 12' 9" (4.04m x 3.89m) Double bedroom with front bay window, an extensive range of fitted bedroom furniture, inner door leading to;

EN-SUITE WET ROOM

6' 11" x 6' 3" (2.12m x 1.92m) Fully tiled walls and floor, self draining shower floor area, glazed water splash screen, wall mounted hand basin, WC, chrome radiator/towel rail, Villeroy & Boch shaving cabinet, storage unit, side window, extractor fan

STAIRS TO FIRST FLOOR LANDING

Hand-crafted spindled staircase in light oak, gallery landing looking down into the hallway, velux double glazed window

BEDROOM TWO

18' 7" x 13' 3" (5.67m x 4.05m) Fitted bedroom furniture including three double wardrobes, dressing table, chests and bedside cabinets, door leading to;

EN-SUITE SHOWER ROOM

8' 11" x 4' 9" (2.72m x 1.46m) Double width shower and screen, wash basin, WC, tiled walls and floor, shaving cabinet, chrome radiator/towel rail

BEDROOM THREE

13' 3" x 14' 4" (4.04m x 4.38m) Double bedroom with front windows, radiator, door leading to;

EN-SUITE DRESSING ROOM

7' 7" x 7' 0" (2.32m x 2.14m) Built in triple wardrobe and chest, radiator

BEDROOM FOUR

13' 3" x 11' 8" (4.04m x 3.58m) Double room with front window, fitted radiator

FAMILY BATHROOM

10' 7" x 5' 11" (3.24m x 1.82m) 2 velux windows, panelled bath, WC, wash basin, radiator

GARAGE

16' 4" x 9' 1" (5.00m x 2.78m) Light, power and water installed, electronically operated door, gas central heating boiler, side door to outside



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OUTSIDE

Wrought iron gates and matching boundary railings, gates open to a central driveway with parking/turning bays to both the left and right, garage is beyond the right hand bay. An easily managed and level garden to the rear with a shaped full width flagged patio, open farmland into the distance

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		