



## 7b Higher House Close, Blackburn

£279,950 Leasehold

**\*VERSATILE THREE BEDROOM DETACHED HOME IN LIVESEY\*** Located on a quiet cul de sac in this highly sought after area of Blackburn, this property has been beautifully maintained by the current owners and presents a great opportunity to purchase a unique property with spectacular views

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Step inside through the welcoming entrance hall you'll be impressed with the high quality finish, tasteful decor, vast space and versatility on offer. Set above this quiet cul de sac, enjoy the panoramic views from the lounge and dining room, or soak in the evening sun from the balcony. This spacious home boasts two reception rooms, a stunning kitchen with a breakfast bar, and a master bedroom with a luxurious en suite. Two further well proportioned bedrooms and family bathroom complete the internal accommodation.

Step outside into the private split-level garden at the rear of the property, where peace awaits. Perfect for relaxing or entertaining, this immaculate outside space provides a seamless extension of the living space within given the expansive patio and impeccably maintained gardens. Parking for several vehicles is available on the open drive or in the double garage, complete with power and lighting.



**Entrance**

With fitted storage units, lino flooring, uPVC double glazed front door.

**Kitchen**

Range of fitted wall and base units with contrasting work surfaces, 1 1/2 sink and drainer. Tiled splashbacks. Integral double electric oven five ring gas hob and extractor fan. Space for fridge freezer, plumbed for washing machine and dishwasher. Karndene tiled flooring. Ceiling spots uPVC double glazed window panel radiator.

**Lounge**

Carpet flooring, gas fire with lime stone surround, double doors into dining room, ceiling coving, uPVC double glazed window and french doors into garden. Panel radiator, TV point.

**Dining Room**

Laminate flooring, ceiling coving, uPVC double glazed patio doors with balcony, uPVC double glazed windows X3, panel radiator TV.

**Hallway**

Carpet flooring, uPVC double glazed side door, panel radiator, loft access.

**Bedroom 1**

Carpet flooring, fitted furniture, ceiling spots, uPVC window, panel radiator

**En Suite**

Three-Piece in white including shower enclosure with mains fed shower vanity unit housing sink, tiled splashbacks, lino flooring, uPVC double glazed frosted window, ceiling spots.

**Bedroom 2**

Carpet flooring, uPVC double glazed window, panel radiator.

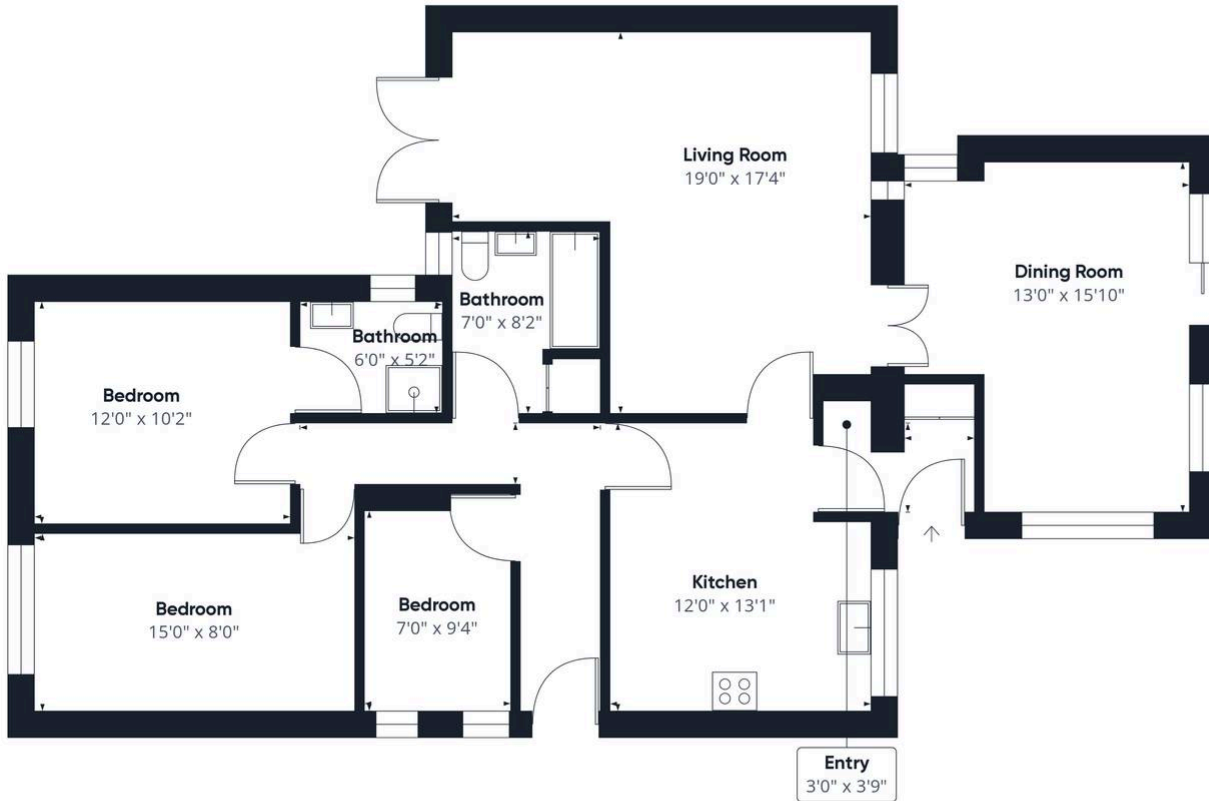
**Bedroom 3**

Carpet flooring, uPVC double glazed window x 2, panel radiator.

**Bathroom**

Three-Piece in white with mixer shower over bath, furniture housing sink and WC, tiled floor to ceiling lino flooring, upvc double glazed frosted window, heated towel radiator, ceiling spots storage cupboard.





Approximate total area<sup>(1)</sup>  
1116.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.