



## 11 Delius Close, Blackburn

£199,950 Freehold

A charming three-bedroom detached property situated on an enviable plot on Delius Close, Blackburn. This delightful home boasts numerous features, including driveway parking, a garage, and a generous rear garden. Presented to the market with no onward chain, this property is perfect for those seeking a smooth and hassle-free move

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Upon entering the home, you are greeted by a welcoming hallway which houses the stairs leading to the first floor. The spacious lounge is a highlight, offering ample space for relaxation and entertainment, featuring an electric fire and convenient storage solutions. The kitchen is well-appointed with numerous base and eye-level units in a light wood finish, complemented by contrasting work surfaces. There is also ample space for under-counter appliances.

The ground floor also includes a light-filled conservatory that enjoys beautiful garden views, providing an ideal spot for enjoying a morning coffee. Completing the ground floor is a two-piece WC in a neutral cream tone.

Ascending to the first floor, you will find the master bedroom, which boasts fitted wardrobes for efficient storage. The master bedroom also benefits from a modern three-piece en-suite shower room, featuring contemporary white tiling and contrasting flooring. There are two additional good-sized single bedrooms, perfect for family members and a well-appointed three-piece bathroom suite in white, complete with a shower over the bath. The property is warmed through by gas central heating and benefits from double glazing throughout.

This home is positioned beautifully on a cul-de-sac, offering driveway parking for two cars at the front. Additional on-street parking is also available. The detached garage, equipped with power and lighting, provides further convenience and storage options. To the rear of the property, you will find a spacious laid-to-lawn garden, perfect for outdoor activities and gatherings.

This lovely home on Delius Close is ideal for families or individuals looking for a comfortable and well-appointed property in a desirable location. With no onward chain, it offers an excellent opportunity for a swift and straightforward purchase. Don't miss the chance to make this house your new home.



**Hallway**

Carpet flooring, stairs to first floor, wooden front door, panel radiator.

**Lounge**

12' 0" x 16' 7" (3.66m x 5.05m)

Carpet flooring, ceiling coving, electric fire with hearth and surround, storage cupboard, uPVC double glazed window, panel radiator.

**Kitchen**

12' 0" x 8' 7" (3.66m x 2.62m)

Range of fitted wall and base units with contrasting work surfaces, tiled effect LVT flooring, tiled splashbacks, 4x ring gas hob, electric oven and extractor fan, space for fridge freezer, washing machine and dishwasher, stainless steel sink and drainer, uPVC double glazed window and door to rear,

**Conservatory**

6' 0" x 9' 2" (1.83m x 2.79m)

In uPVC double glazing, tiled flooring.

**w/c**

2' 0" x 5' 7" (0.61m x 1.70m)

Laminate flooring, two piece suite in cream, tiled splashbacks, heated towel radiator, uPVC double glazed frosted window.

**Landing**

Carpet flooring, loft access, uPVC double glazed window.

**Bedroom One**

11' 0" x 9' 1" (3.35m x 2.77m)

Carpet flooring, ceiling coving, fitted wardrobes, uPVC double glazed window, panel radiator.

**En-Suite**

5' 0" x 5' 3" (1.52m x 1.60m)

Tiled flooring, three piece suite in white with mains fed shower enclosure, tiled splashbacks, cupboard, panel radiator, uPVC double glazed frosted window.

**Bedroom Two**

7' 0" x 8' 6" (2.13m x 2.59m)

Carpet flooring, ceiling coving, uPVC double glazed window, panel radiator.

**Bedroom Three**

9' 0" x 5' 10" (2.74m x 1.78m)

Carpet flooring, ceiling coving, uPVC double glazed window, panel radiator.

**Bathroom**

6' 0" x 5' 4" (1.83m x 1.63m)

Tiled flooring, three piece suite in white with mains fed shower over bath, tiled splashbacks, panel radiator, uPVC double glazed frosted window.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
889.21 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.

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