



## 6 Kestrel Close, Blackburn

£230,000 Freehold

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY IN LAMMACK. The property features three generously proportioned double bedrooms located on the first floor, providing ample space and comfort for residents. Along with a three piece family bathroom suite. The master bedroom is further enhanced by a walk-in wardrobe. On the lower level, a well-appointed lounge, modern kitchen, and inviting conservatory create the perfect setting for relaxation and social gatherings.

To the rear of the property you will find a low maintenance rear garden ideal for outdoor activities. To the front there is a garage complete with an electric door and driveway parking for two vehicles. Completing the ensemble is a garage with an electric door, driveway parking for multiple vehicles, and a good-sized rear garden. Lammack is a highly regarded area due to the close knit community, great schools and local places of worship close by.



**Porch**

Tiled flooring, tiled splash backs, double glazed uPVC window and front door, electric wall heater.

**Hallway**

Carpet flooring, stairs to ground floor, panel radiator.

**Hallway 2**

Carpet flooring, loft access with insulation, storage cupboard x2.

**Bedroom 1**

Double bedroom with carpet flooring, fitted wardrobes, and walk in wardrobe, double glazed uPVC window, panel radiator.

**Bedroom 2**

Laminate flooring, double glazed uPVC window, panel radiator.

**Bedroom 3**

Double bedroom with laminate flooring, double glazed uPVC window, panel radiator.

**Bathroom**

Vinyl flooring, three piece in white comprising of mains fed shower over bath, basin with vanity and wc, tiled splash backs, frosted double glazed uPVC window, towel radiator.

**Lounge**

Laminate flooring, ceiling coving, double glazed sliding doors leading into conservatory, panel radiator.

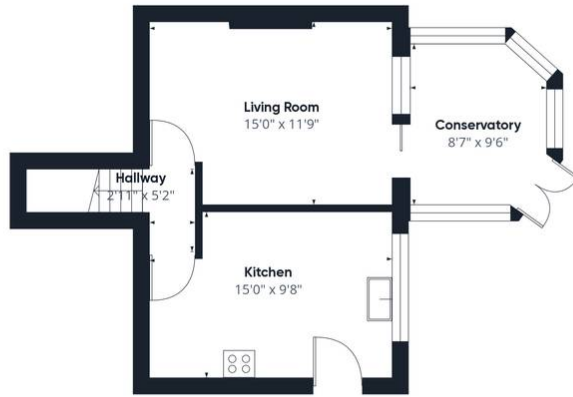
**Conservatory**

Tiled flooring, double glazed uPVC throughout.

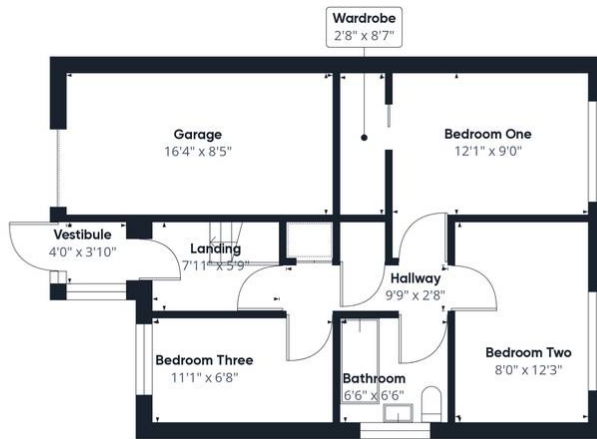
**Kitchen**

Laminate flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, electric hob, extractor fan, electric oven and micro combo, integrated dishwasher, fridge and freezer, stainless steel sink and drainer, space for washing machine and fridge freezer, wall mounted boiler, double glazed uPVC window and door to the rear garden, panel radiator.





Floor -1



Floor 1

Approximate total area<sup>(1)</sup>  
1005.89 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.

Calculations are based on RICS IPMS 3C standard.

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