



40 Arkwright Fold, Blackburn

£230,000 Freehold

Three-Bedroom Detached Family Home on Arkwright Fold, Perfectly Positioned On A Desirable Corner Plot. Nestled on an enviable corner plot, this well-appointed three-bedroom detached property offers an exciting opportunity for those looking to reside in this great location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Three-Bedroom Detached Family Home on Arkwright Fold, Perfectly Positioned On A Desirable Corner Plot. Nestled on an enviable corner plot on a quiet street, this well-appointed three-bedroom detached property offers an exciting opportunity for those looking to reside in this great location. With off road parking, a detached garage, and beautifully presented front and rear gardens, this home is sure to impress.

Upon entering, you are welcomed by a charming entrance porch that leads into a generous lounge, featuring a cosy gas fire—perfect for family gatherings. An elegant archway connects the lounge to the dining room, where sliding doors seamlessly open to the laid-to-lawn rear garden, creating a wonderful indoor-outdoor flow for entertaining.

The well-equipped kitchen boasts ample wall and base units for storage, complemented by contrasting countertops and space for under-counter appliances, ensuring functionality.

On the first floor, the landing leads to the master bedroom, which features fitted wardrobes to maximise space, and an en-suite shower room for added privacy. Two additional bedrooms include a comfortable double, providing flexibility for family living or guest accommodations. Completing the internal layout is a bright family bathroom in peach, equipped with an electric shower over the bath.

Set on a desirable plot, the property boasts a well-maintained front garden with a charming pathway leading to the entrance. The generous rear garden offers a perfect blend of lawn and patio space, ideal for outdoor activities and relaxation. The single detached garage comes with power and lighting, providing excellent additional storage or workspace, while off-road parking ensures convenience.

The new owners will enjoy convenient access to local amenities, including shops, schools, and parks, with Blackburn town centre just a short distance away. Well-connected transport links with only a five minute walk to the bus station making commuting easy.

Don't miss your chance to make this wonderful property your own.



Porch

Carpet flooring, wooden front door, panel radiator.

Wc

Vinyl flooring, two piece in peach, single glazed wooden framed window, panel radiator.

Lounge

Carpet flooring, ceiling coving, gas fire with hearth and surround, x2 storage clipboards, stairs to first floor, single glazed wooden framed window, panel radiator.

Dining Room

Carpet flooring, double glazed uPVC sliding doors, panel radiator.

Kitchen

Vinyl flooring, fitted wall and base units with contrasting work surfaces, gas hob, electric oven, extractor fan, tiled splash backs, sink and drainer, plumbed for washing machine, space for fridge freezer, double glazed uPVC window, wooden door, panel radiator.

Landing

Carpet flooring, loft access boarded, cupboard housing tank, single glazed wooden framed window, panel radiator.

Bedroom

Double bedroom with carpet flooring, fitted wardrobes, double glazed wooden framed window, panel radiator.

En Suite

Carpet flooring, two piece in peach comprising of mains fed shower, wc and basin, wooden framed window, panel radiator.

Bedroom 2

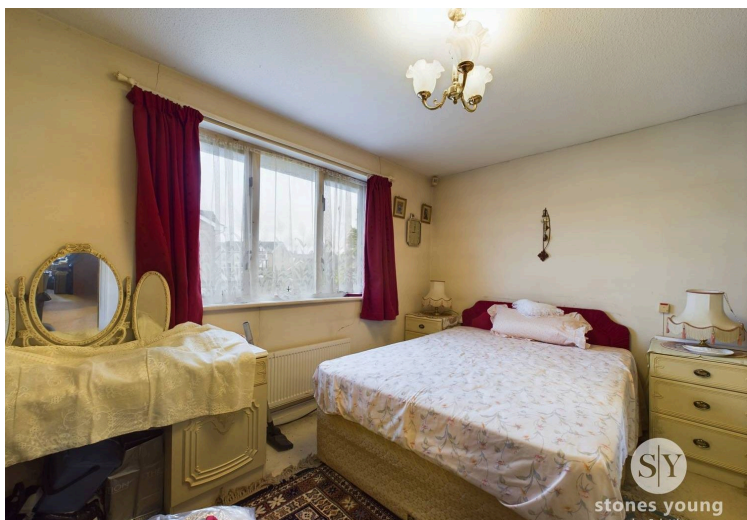
Double bedroom with carpet flooring, single glazed wooden framed window, panel radiator.

Bedroom 3

Single bedroom with carpet flooring, single glazed wooden framed window, panel radiator.

Bathroom

Vinyl flooring, three piece in peach with electric shower over bath, tiled splash backs, wooden framed single glazed window, panel radiator.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1000.61 ft²

(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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