



6 Brookview Close, Blackburn

£250,000 Freehold

AN IMMACULATE THREE-BEDROOM DETACHED HOME IN A DESIRABLE LOCATION OF RAMSGREAVE Nestled in a quiet development, this property offers the perfect blend of modern design and functionality, making it an ideal abode for anyone seeking a sophisticated lifestyle.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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As you enter, you are greeted by a welcoming hallway that leads to a spacious reception room that exudes comfort, setting the tone for the rest of the house. The open-plan kitchen diner creates a seamless flow for entertaining guests or enjoying family meals. The ground floor also features a convenient downstairs WC, adding a touch of practicality to this impeccably designed home.

Moving upstairs, the landing has access to the boarded loft and leads to three generously sized double bedrooms, each offering ample space and natural light. The master bedroom comes complete with an en suite bathroom.

Step outside to discover a beautifully landscaped south facing rear garden with a charming patio area, perfect for enjoying al fresco dining or relaxing in the sunshine. The property also benefits from driveway parking and a garage, ensuring ample space for vehicles and storage.



Hallway

Carpet mat and carpet flooring, stairs leading up to the first floor, under stairs storage, front door, panel radiator.

Lounge

Carpet flooring, double glazed uPVC window, panel radiator.

WC

Tiled flooring, two piece in white comprising of wc and basin, tiled splash backs, panel radiator.

Kitchen Diner

Tiled flooring, fitted wall and base units with contrasting work surfaces, gas hob, electric oven, stainless steel sink and drainer, space for dishwasher and fridge freezer, extractor fan, space for dining table, double glazed uPVC window and French doors, panel radiator.

Utility Room

Tiled flooring, fitted base units with contrasting work surfaces, space for washing machine and tumble dryer, wall mounted boiler, side door, panel radiator.

Landing

Carpet flooring, loft access, storage cupboard, double glazed uPVC window.

Master Bedroom

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

En Suite

Vinyl flooring, three piece in white comprising of mains fed shower enclosure, wc and basin, tiled splash backs, frosted double glazed uPVC window, panel radiator.

Bedroom Two

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

Bedroom Three

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

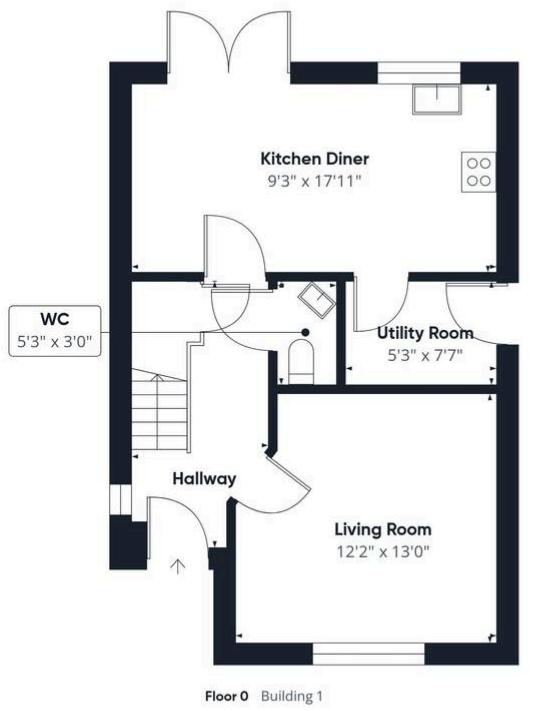
Bathroom

Vinyl flooring, three piece in white comprising of bath tub, wc and basin, tiled splash backs, frosted double glazed uPVC window, panel radiator.





Approximate total area⁽¹⁾
1050 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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