



78 Horden View, Blackburn

£260,000 Freehold

FOUR BEDROOM SEMI DETACHED HOME IN FENISCOLWES Located in this highly desirable postcode of Horden View, this four bedroom family home has been well maintained and now presents an ideal home to move in and make your own. Complete with a detached garage and driveway parking, this property holds all the aspects of modern day family living and so early viewing is highly advised!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



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Throughout the home, the condition cannot be faulted with meticulous attention to detail and cleanliness throughout. The property is neutrally decorated and now simply requires a new family to exercise the property's full potential. The downstairs features a large, dual aspect lounge and adjacent kitchen with ample storage space and room for appliances. To the rear is an additional living space where the sunroom extension is located, which admires views of the rear garden.

Ascending to the first floor where the master bedroom is located, which is a comfortable double. Two further bedrooms are available on this floor as well as the family bathroom. The attic conversion provides a fourth bedroom which again is a spacious double and this floor also houses a second modern bathroom.

Externally, the property boasts huge curb appeal with both front and rear gardens, as well as driveway parking and a detached garage to the rear. The front aspect admires panoramic countryside views, ensuring privacy and peacefulness. The rear garden consists of laid to lawn grass, wooden decked seating area and a well sized outhouse, ideal for storage or as a home workshop. Also included is the section of the land between Horden View and Brokenstone Lane that is in line with the property.

Horden View has always been a sought after location with easy access to transport links and both countryside and canal side walks. Local shops are on your doorstep with the added benefit of both primary and secondary schools no more than a few minutes away



Porch

Laminate flooring, double glazed uPVC windows and door.

Hallway

Laminate flooring, stairs leading up to the first floor, ceiling coving, meter cupboard, panel radiator.

Lounge

Laminate flooring, ceiling coving, gas fire, under stairs storage, space for dining table, double glazed uPVC window and French doors leading into the Sun Room, x2 panel radiators.

Sun Room

Tiled flooring, ceiling spot lights, double glazed uPVC and fixed skylight window and sliding doors, panel radiator.

Kitchen

Laminate flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, stainless steel sink and drainer, space for electric cooker and fridge freezer, washing machine and dishwasher, extractor fan, double glazed uPVC window, panel radiator.

Landing

Carpet flooring, storage cupboard housing boiler, frosted double glazed uPVC window.

Master Bedroom

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

Bedroom Two

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

Bedroom Three

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

Bathroom

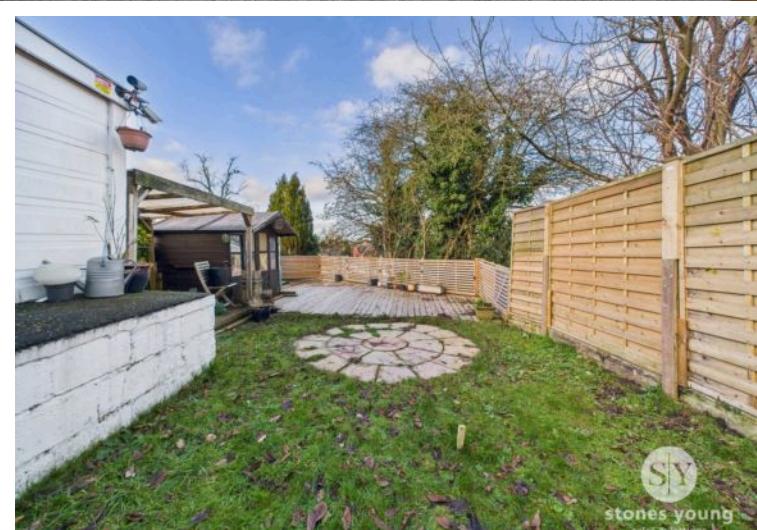
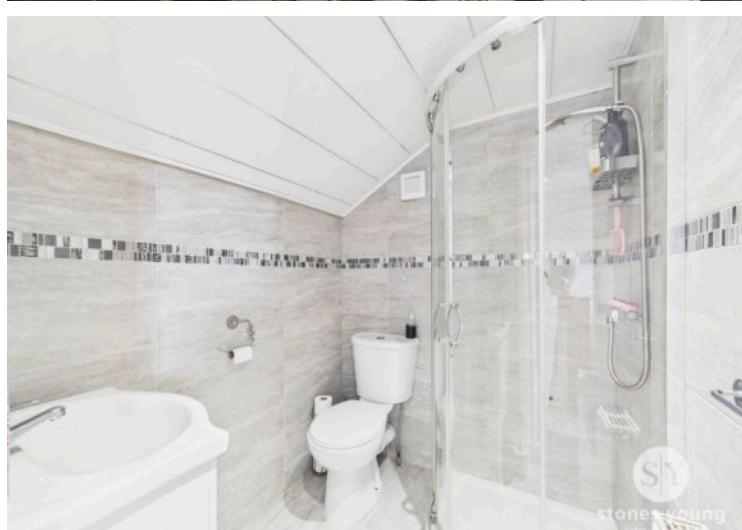
Laminate flooring, three piece in white comprising of electric shower over bath, wc and basin, fully tiled floor to ceiling, frosted double glazed uPVC window, panel radiator.

Bedroom Four

Double bedroom with carpet flooring, x2 double glazed uPVC windows, under eaves storage and storage cupboard, x2 panel radiator.

En Suite

Tiled flooring, three piece in white comprising of mains fed shower, wc and basin, fully tiled floor to ceiling, panel radiator.





Approximate total area⁽¹⁾
1359 ft²
Reduced headroom
49 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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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