



## Kendall Close, , Blackburn, BB2 4FB

- Excellent Detached Home
- Two Living Rooms & Office
- Family Bath & En-Suite
- Double Garage
- Fernhurst Farm Estate

- Four Bedrooms
- Dining Kitchen & Utility
- Unoverlooked Corner Plot
- EV Charger & Double Drive
- Great Garden Space

**Offers Over £365,000**

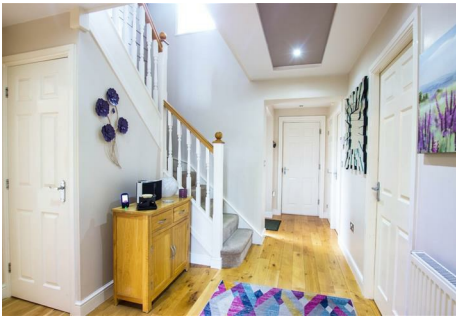


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Hunters are privileged to bring to the market this beautiful detached home situated on the highly desirable Fernhurst Farm estate.

The accommodation briefly comprises; entrance hallway with open stairway, two lounges, dining kitchen, utility room, ground floor WC & office. There is a double integral garage which is open, an excellent storage area but also offers fabulous potential for conversion into extra living/bedroom space. To the first floor there is a bright landing giving access to four bedrooms, master en-suite & family bathroom. The property is kept & finished to an exemplary standard throughout, with modern finishings & colour schemes.



To the back there is fantastic unoverlooked garden space, with lawn, and elevated decked seating area which is accessible from the back lounge also. There is plenty of outdoor storage space along with a double driveway to the front which has an EV charging point

The location of this house is key, within short proximity of some outstanding schools including Redeemer Primary School which has top class reviews. There is easy access to the M65 motorway link as well as through roads to neighbouring town centres for shopping.

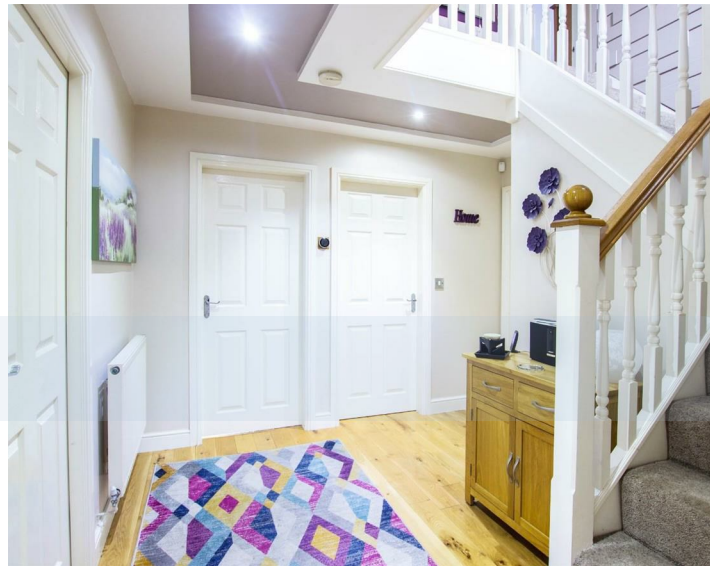
OUR THOUGHTS - 'A first class family home located on a very desirable plot'



Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £30 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



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Entrance Hall  
16'0" x 9'11"

Dining Kitchen  
12'0" x 10'10"

Toilet  
4'6" x 4'3"

En-Suite  
5'9" x 5'4"

Bedroom Four  
11'10" x 6'5"

Lounge  
16'8" x 11'0"

Utility  
7'6" x 4'9"

Double Garage  
17'3" x 18'6"

Bedroom Two  
12'5" x 11'0"

Bathroom  
7'4" x 6'0"

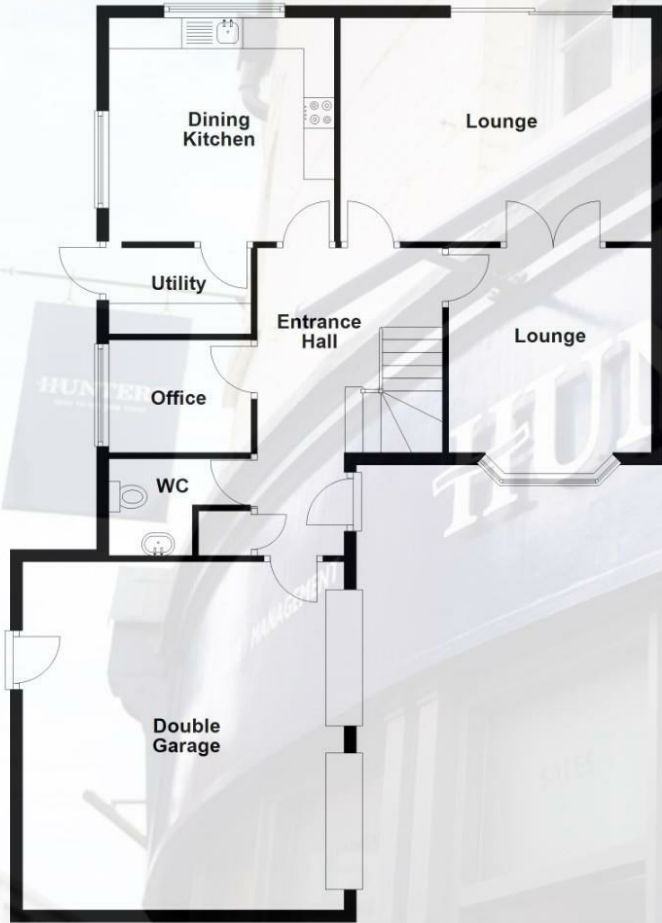
2nd Lounge  
11'0" x 10'1"

Office  
7'7" x 6'2"

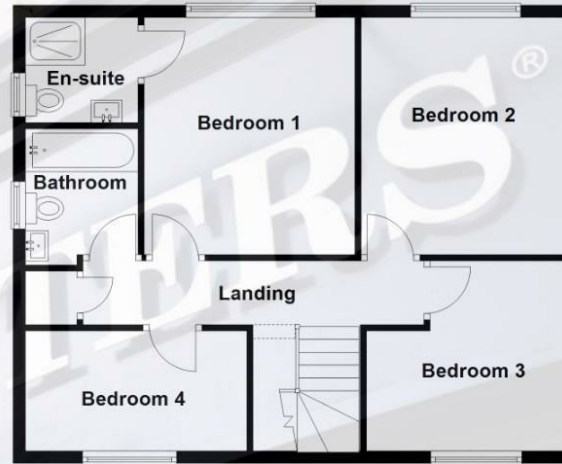
Bedroom One  
12'5" x 11'0"

Bedroom Three  
11'2" x 10'0"

**Ground Floor**  
Approx. 100.1 sq. metres (1077.0 sq. feet)



**First Floor**  
Approx. 62.8 sq. metres (676.5 sq. feet)



Total area: approx. 162.9 sq. metres (1753.5 sq. feet)

### Viewings

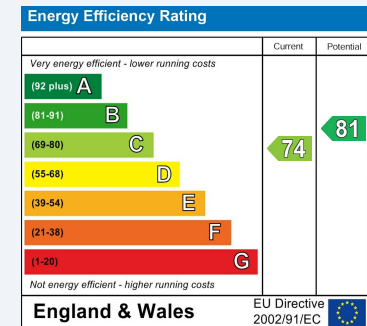
Please contact [darwen@hunters.com](mailto:darwen@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.