



## 26 Gorse Road, Blackburn

£450,000 Freehold

\*SIX BEDROOM SEMI DETACHED HOME OFF BUNCER LANE\* Incredible opportunity to purchase a large six bedroom home in a highly sought after area in immaculate condition.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

\*SIX BEDROOM SEMI DETACHED HOME OFF BILLINGE AVENUE\* Incredible opportunity to purchase a large six bedroom home in a highly sought after area in immaculate condition.

This sensational property is a credit to the current owners who have occupied this home for the last 23 years. The quality of work, interior design and overall package is a credit to the owners as they have left no stone unturned on making this ideal family home.

Upon entering the property on the ground floor, you are greeted by a spacious hallway that leads to each of the downstairs rooms. Impeccably decorated, the hallway features high ceilings, tasteful panelling, and a convenient downstairs WC. The decor seamlessly flows into the main lounge, which showcases a stunning fireplace, designer dado rails, and elegant coving. The second reception room offers a more contemporary panelled finish, adding a touch of modern flair to the space. The kitchen is a chef's dream, offering ample worktop space and storage, complete with a five-ring gas hob and room for a dining table. There is additional space for extra cupboards and work surfaces, making meal prep a breeze.

The first floor is home to four generous bedrooms and a four-piece bathroom, providing ample space for the whole family. The second floor features two bedrooms and a fully tiled shower room. The vaulted ceiling presents a unique opportunity to create a full-size master suite, adding a touch of luxury to this already impressive property.

As if that wasn't enough, this home also features a large detached converted garage, perfect for use as an office, playroom, or even a "man cave." Three large cellar rooms provide ample storage space, and the driveway offers parking for two cars while the rear garden offers space for children to play and entertaining guests.

Located within walking distance to local schools, places of worship, and amenities, this property is not just a house but a lifestyle upgrade waiting to be enjoyed.



**Vestibule**

Carpet flooring, upvc double glazed front door

**Hallway**

Stairs to the first floor, carpet flooring, upvc double glazed frosted window, panel radiator,

**Living Room**

Laminate flooring, upvc double glazed bay fronted windows, Victorian gas fireplace with tiled surround, ceiling coving

**Reception Room Two**

Carpet flooring, ceiling coving, panel radiator, gas fireplace with tiled surround, bay fronted upvc double glazed window

**Kitchen**

Vinyl flooring, fitted base and wall units with contrasting work top, gas hob with gas oven, space for washing machine, stainless steel sink and drainer, space for fridge freezer, upvc double glazed frosted window, upvc double glazed window, space for dining table, upvc back door

**Wc**

Tiled flooring, towel radiator, upvc frosted window, basin, wc

**Landing**

Carpet flooring, stairs to third floor

**Bedroom One**

Carpet flooring, panel radiator, upvc double glazed bay windows, ceiling spotlights

**Bedroom Two**

Laminate flooring, upvc double glazed window, panel radiator

**Bedroom Three**

Laminate flooring, ceiling spotlights, panel radiator, upvc double glazed window

**Bedroom Four**

Carpet flooring, panel radiator, upvc double glazed window

**Bathroom**

Tiled flooring, four piece in white comprising of wc, basin, bidet and Jacuzzi bathtub with mains fed shower, upvc double glazed frosted window, towel radiator, ceiling spotlights, tiled walls

**Landing**

Carpet flooring, Velux window recently replaced, built in storage

**Bedroom Five**

Carpet flooring, velux window x2, ceiling beams, built in storage

**Bedroom Six**

Vinyl flooring, panel radiator, ceiling beams, upvc double glazed window,

**Bathroom**

Tiled flooring, tiled window, towel radiator, wc, basin, mains fed shower enclosure

**Garage**

Carpet flooring, ceiling spotlights, upvc double glazed window x2,



