

**4 Carrs Wood, Blackburn, BB2 6QL**

**£1,550 Per month**



# 4 Carrs Wood, Blackburn BB2 6QL

Nestled in the serene area of Carrs Wood, Blackburn, this charming detached house offers a perfect blend of comfort and style. Spanning an impressive 1,378 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen flows seamlessly into a delightful conservatory, providing a bright and airy space to enjoy your morning coffee or unwind in the evening.

This lovely home features three generously sized bedrooms, ensuring ample space for family living or accommodating guests. The property includes two modern bathrooms, one of which serves as a family bathroom, catering to the needs of a busy household.

Additionally, the outdoor room, previously a garage, presents a versatile space that can be transformed to suit your lifestyle, whether as a home office, gym, or playroom. The garden area surrounding the house offers a tranquil retreat, perfect for enjoying the fresh air and hosting summer gatherings.

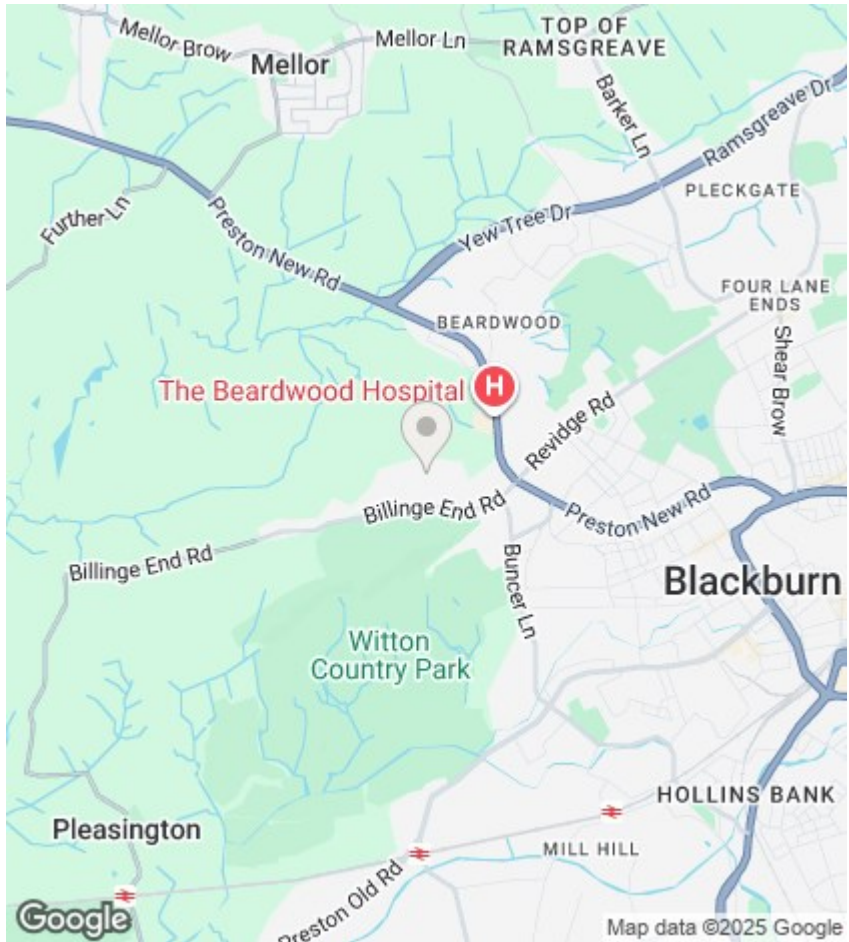
With its desirable location and thoughtful layout, this property is an excellent opportunity for families or individuals seeking a comfortable and inviting home in Blackburn. Don't miss the chance to make this delightful house your own.



Council Tax Band: A







### Directions

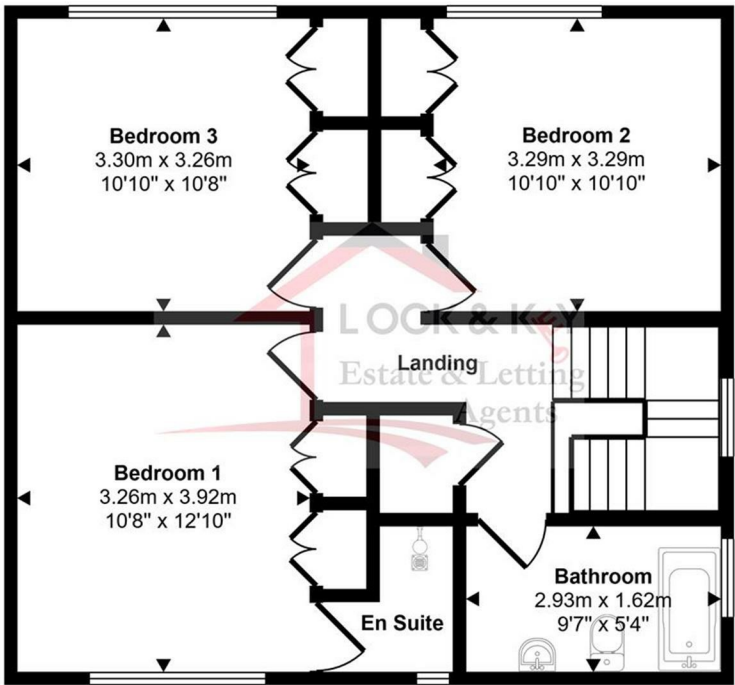
### Viewings

Viewings by arrangement only. Call 01254 449034 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



First Floor  
Approx 58 sq m / 628 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.