



1 Pinewood Place
Blackburn EH47 7NX
Offers Over £290,000

Caesar & Howie
Solicitors & Estate Agents



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This is an excellent and rare opportunity to purchase a quality former David Boyack Home, set on a prime corner plot and with open outlook. The majority of the property has been recently decorated and is in walk in condition. It has been maintained to a high standard both internally and externally. With quality fittings and finishes including hard wood finishes throughout, it will make an excellent family home or moving to ground floor accommodation. The property offers a thoughtfully designed layout, complemented by landscaped gardens. The rear garden is fully enclosed, providing privacy and security, and benefits from a delightful sunny aspect. It is ideally located for local amenities, public transport, and shops. Early or flexible entry is available, and the property is chain-free.

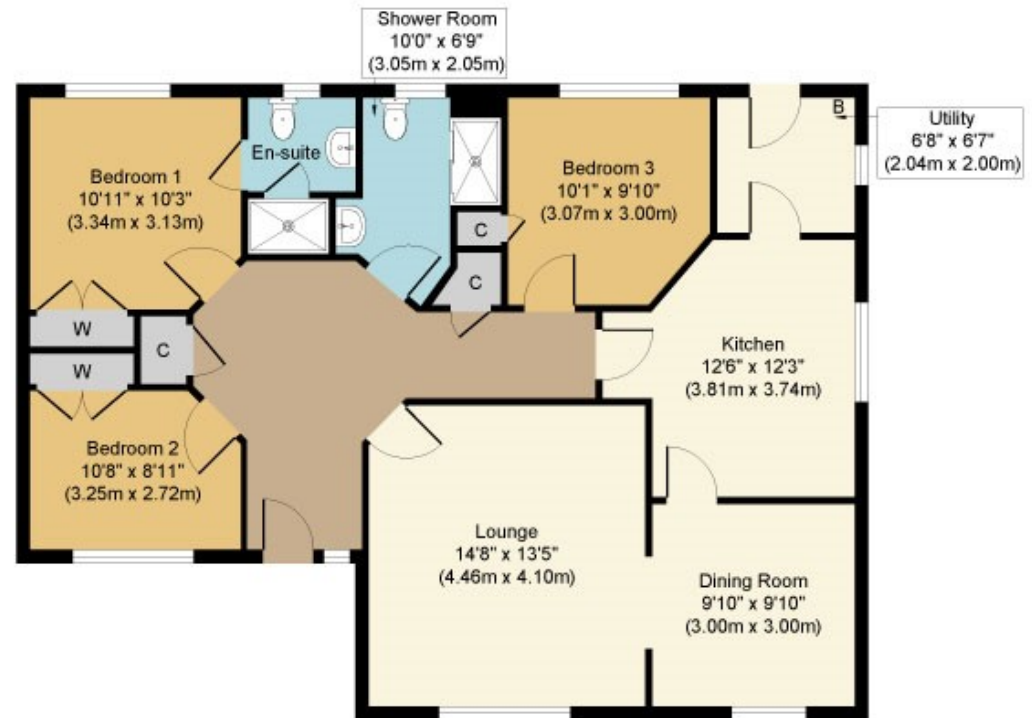
- **Feature entrance hall**
- **Spacious and bright lounge/open outlook**
- **Open plan dining room**
- **Large fitted kitchen/breakfast room**
- **Utility Room**
- **Three bedrooms (master en -suite)**
- **Family Shower Room**
- **GCH, DG & Alarm system**
- **Garage & long driveway**
- **Attractive & sizable gardens on 3 sides**
- **Council Tax Band E**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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Approximate Floor Area
1,060 sq. ft
(98.45 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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