

curtis law

ESTATE AGENTS



Winterburn Road, Blackburn

Nestled in the serene surroundings of Winterburn Road, Blackburn, this charming three-bedroom dormer bungalow offers a perfect blend of comfort and tranquility. Spanning an impressive 947 square feet, this property is an ideal choice for those seeking to downsize without compromising on space or quality of life.

The bungalow is situated in the heart of Livesey, a peaceful area that provides a welcoming atmosphere for families and retirees alike. Its proximity to the renowned Ewood Park adds to the appeal, making it a fantastic location for those who enjoy outdoor activities and local events.

As you approach the property, you will be greeted by beautifully maintained gardens that enhance the overall charm of the home. These gardens provide a delightful space for relaxation and outdoor entertaining, allowing you to enjoy the beauty of nature right at your doorstep.

The driveway offers convenient off-street parking, ensuring that you and your guests have easy access to the property. Inside, the bungalow is designed to maximise space and light, creating a warm and inviting environment for everyday living.

This delightful bungalow is not just a house; it is a place where you can create lasting memories. Whether you are looking to enjoy a quieter lifestyle or simply wish to embrace the comforts of single-storey living, this property is

- Spacious Dormer-Bungalow
- Ideal Downsize
- Council Tax Band: C
- Garage & Driveway
- Extended Semi-Detached
- Highly Sought After Location
- Close To Ewood Park
- Beautifully Presented Throughout
- Early Viewing Essential

Chain Free £180,000

Ground Floor

Entrance Vestibule

UPVC double glazed entrance door, ceiling light fitting, carpeted flooring.

Hallway

8'0" x 10'2" (2.44 x 3.10)

Central ceiling light fitting, central heating radiator, door to living room, bathroom and bedrooms one and two, carpeted flooring.

Living Room

11'10" x 15'2" (3.62 x 4.63)

UPVC double glazed French Doors, central ceiling light fitting, central heating radiator, coving to ceiling, feature gas fire with stone hearth and surround, television point, carpeted flooring.

Study

7'6" x 8'10" (2.30 x 2.71)

UPVC double glazed window, central heating radiator, coving to ceiling, ceiling light fitting, carpeted flooring.

Kitchen

11'7" x 6'11" (3.54 x 2.13)

UPVC double glazed window x2, UPVC double glazed frosted rear door, a range of wall and base units with contrasting worktops, part-tiled splashbacks, inset stainless steel sink with high spout mixer tap, free-standing gas hob with extractor hood, ceiling light fitting, vinyl flooring.

Bathroom

6'5" x 5'3" (1.96 x 1.62)

UPVC double glazed frosted window, a three piece bathroom suite comprising of; a low level dual flush WC, full pedestal wash basin with mixer tap, full tiled elevations, central ceiling light fitting, tiled flooring.

Bedroom One

10'2" x 12'7" (3.12 x 3.84)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

Bedroom Two/Dining Room

9'7" x 11'7" (2.94 x 3.55)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, laminate flooring.

First Floor



Bedroom Three

16'2" x 11'10" (4.95 x 3.62)

UPVC double glazed window and Velux window, ceiling light fitting, central heating radiator, door to en-suite, laminate flooring.

En-Suite

5'3" x 5'11" (1.62 x 1.82)

A three piece bathroom suite comprising of; a low level dual flush WC, full pedestal wash basin with mixer tap, full tiled elevations, central ceiling light fitting, tiled flooring.

Front

Car parking spaces for multiple cars, laid-to-lawn area with mature shrubs and hedges.

Rear

Block paved patio area with laid-to-lawn area and access to garage, bedding areas with mature shrubbery.

Agents Notes

Tenure: Freehold

Council Tax Band: C - Blackburn with Darwen

Property Type: Semi-Detached Bungalow

Property Construction: Brick

Roof Type: Tiled

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband/ Internet Speed: Average

Mobile Signal: Good

Building Safety: Unknown

Restrictions: Unknown

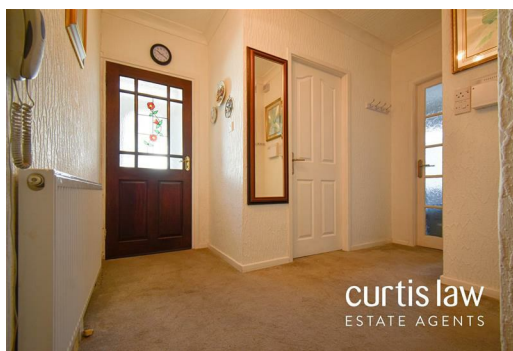
Rights & Easements: Unknown

Flood & Erosion Risks: Unknown

Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

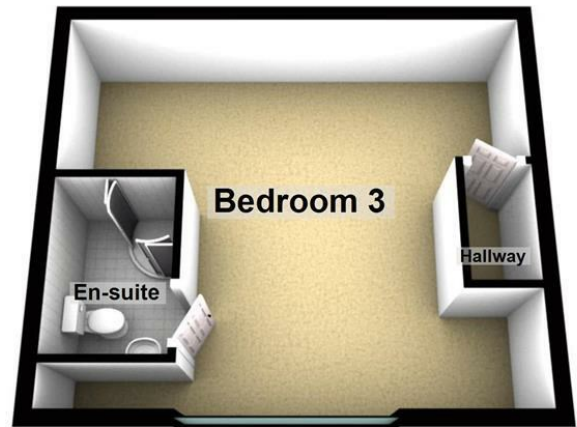
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		