



HUNTERS®
HERE TO GET *you* THERE

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BELGRAVE CLOSE, BLACKBURN

£195,000



We are delighted to welcome this super impressive bungalow on a quiet cul-de-sac in Blackburn. Having recently undergone a full programme of modernisation, this is ready to go straight away with the benefit of no onward chain.

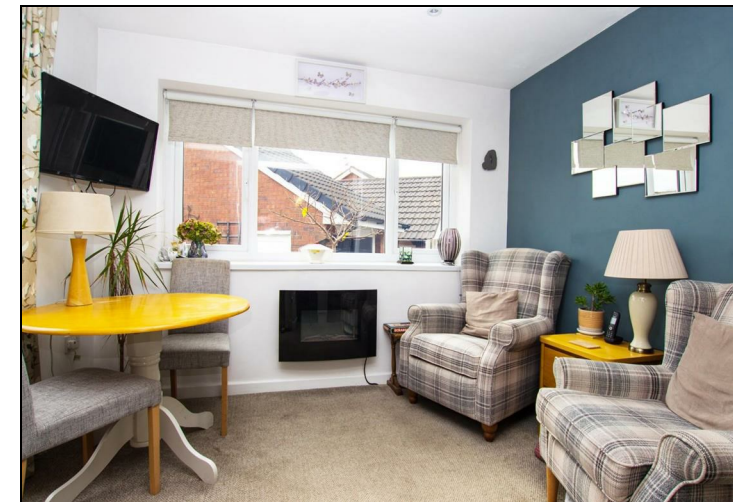
The property comprises; entrance hall with storage, spacious lounge, open plan kitchen with snug area, two double bedrooms and a brand new shower room. From the snug area there are patio doors accessing a landscaped south facing garden. The rear garden has a mix of flower beds and Indian stone flags & is described as a sun trap in the warmer months. There is also direct access into a single garage benefitting from additional above head storage space. In front of the garage there is a private driveway and there are lawn gardens running along the front and left side of the property providing extra kerb appeal.

Belgrave Close is a quiet cul-de-sac on the outskirts of Witton, providing easy access into Blackburn town centre along with surrounding areas of Cherry Tree & Pleasington.

OUR THOUGHTS - *'A beautiful bungalow which impresses in every department. If you need a property on one level and have a budget taking you up to 200K this has to be looked at'*

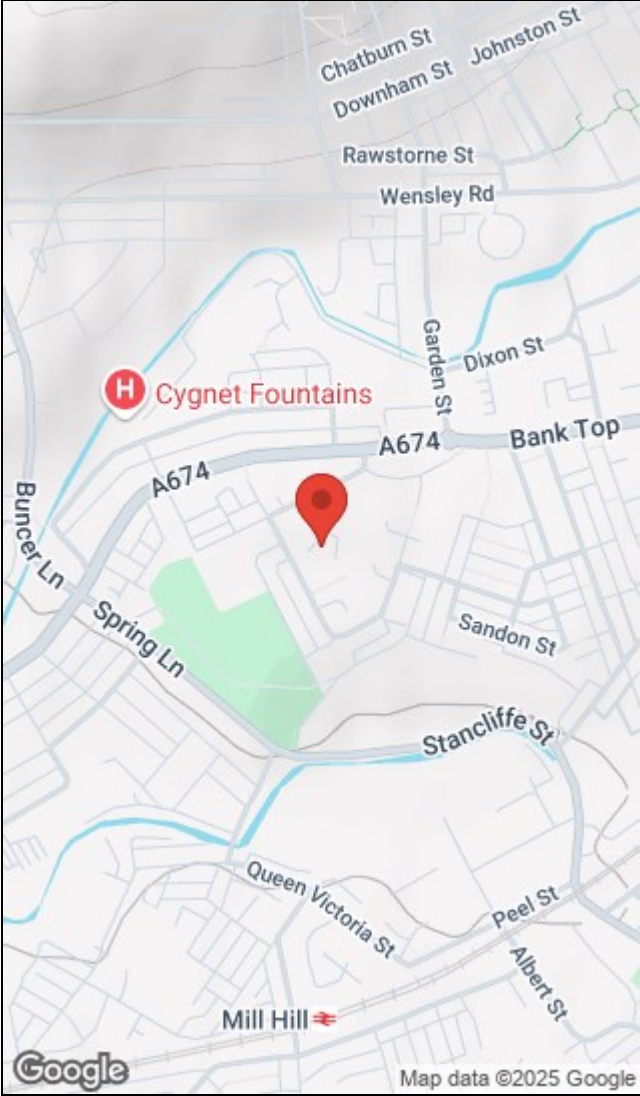
KEY FEATURES

- Beautiful True Detached Bungalow
- Cleverly Designed Kitchen With Snug Area
 - Spacious Lounge
 - Brand New Shower Room
- South Facing Landscaped Rear Garden
 - Driveway & Garage
- Ideal For Anyone Downsizing
 - Quiet Cul-De-Sac
 - No Onward Chain
- High Levels OF Interest Expected









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	58		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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