


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>71</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Sunnybower Road, Sunnybower, BB1 5QT

### £159,950

#### A STUNNING THREE BEDROOM SEMI DETACHED PROPERTY

This deceptively spacious, stunning three bedroom semi detached family home is being proudly welcomed to the market in a highly desired area of Blackburn. Boasting spacious rooms throughout, enviable gardens to the rear and off road parking to the front and situated conveniently close to bus routes, good schools and amenities, as well as, network links to Nelson, Colne, Accrington and major motorway links. The property has been maintained and presented to a high standard throughout and would make the perfect family home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen and staircase to the first floor. The reception room leads to a conservatory. The first floor comprises of three generously sized bedrooms and a modern three piece bathroom suite. Externally there is an impressive garden with patio and bedding areas and access to a detached garage to the rear. To the front there is off road parking with access to the detached garage. For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.



# Sunnybower Road, Sunnybower, BB1 5QT

## £159,950



- Beautiful Semi Detached Property
- Traditional Style Fitted Kitchen
- Sun Trap Garden
- Short Drive To Roe Lee Park
- Three Generous Bedrooms
- Three Piece Bathroom Suite
- Off Road Parking
- Spacious Reception Room
- Conservatory
- Detached Garage

### Internal

### Ground Floor

#### Hallway

8'1 x 7'2 (2.46m x 2.18m)  
UPVC double glazed front door to hallway, central heating radiator, UPVC double glazed frosted window, cornice coving to ceiling, meter cupboard, wood effect flooring, open arch to kitchen, door to reception room and stairs to first floor.

#### Reception Room One

21'3 x 11'7 (6.48m x 3.53m)  
UPVC double glazed window, central heating radiator, cornice coving to ceiling, gas fire with granite effect hearth and surround, television point, wood effect flooring and UPVC double glazed patio doors to conservatory.

#### Conservatory

12'3 x 10'1 (3.73m x 3.07m)  
UPVC double glazed window, central heating radiator, tiled flooring and UPVC double glazed patio doors to the rear.

#### Kitchen

13'8 x 8'1 (4.17m x 2.46m)  
UPVC double glazed window, central heating radiator, range of blue and wood effect wall and base units, wood effect surfaces, tile splash back, composite one and a half sink and drainer with mixer tap, integrated electric double oven, four ring gas hob, extractor hood, space for fridge freezer, space for dishwasher, plumbing for washing machine, Worcester boiler, wood effect flooring and UPVC double glazed frosted door to side.

### First Floor

#### Landing

7'10 x 7'10 (2.39m x 2.39m)  
UPVC double glazed frosted window, central heating radiator and doors to three bedrooms and bathroom.

#### Bedroom One

11'5 x 11'4 (3.48m x 3.45m)  
UPVC double glazed window, central heating radiator, television point and wood effect flooring.

#### Bedroom Two

11'5 x 8'11 (3.48m x 2.72m)  
UPVC double glazed window, central heating radiator, integrated storage, television point and wood effect flooring.

#### Bedroom Three

7'11 x 6'6 (2.41m x 1.98m)  
UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bathroom

7'10 x 5'8 (2.39m x 1.73m)  
Two UPVC double glazed frosted window, heated towel rail, three

piece suite, low basin WC, vanity top wash basin with mixer tap, panelled jacuzzi bath with direct feed shower, part tiled elevations, extractor fan and tiled flooring.

### External

#### Rear

Enclosed garden with patio, bedding areas and garage.

#### Front

Stone chip garden with bedding areas and off road parking.

