



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) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
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.

Pleckgate Road, Blackburn, BB1 8NN

£250,000

AN ENVIABLE TRUE BUNGALOW

Having been presented and maintained beautifully throughout and offering an abundance of indoor and outdoor space, this enviable two/three bedroom semi detached true bungalow is being proudly welcomed to the market in the sought after location of Blackburn. Situated on an enviable plot and benefitting from a versatile living space, modern fixtures and fittings and off road parking, this outstanding property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, three bedrooms with the second bedroom currently being used as a second living space, a four piece family bathroom and storage room. Externally, there is an enclosed garden to the rear with raised decking areas, laid to lawn and paving. To the front, there is a garden with stone chip, mature shrubs and off road parking, as well as access on to a garage.

For further information or to arrange a viewing please contact our Blackburn branch at your earliest convenience.

Pleckgate Road, Blackburn, BB1 8NN

£250,000



- Well Presented Semi Detached Bungalow
- Neutral Decoration
- Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Spacious Interior
- Tenure Freehold
- Four Piece Bathroom
- Extensive Garden to Rear
- Council Tax Band C

Entrance Vestibule

4'5 x 4 (1.35m x 1.22m)

Hardwood single glazed double leaded front entrance doors, tiled flooring and hardwood single glazed frosted door to hall.

Hall

18'6 x 6'1 (5.64m x 1.85m)

Central heating radiator, smoke detector, doors to reception room, kitchen, three bedrooms, bathroom and store room.

Reception Room

14'10 x 11'3 (4.52m x 3.43m)

UPVC double glazed bow bay window, central heating radiator, television point and electric fire with stone hearth and surround.

Kitchen

12'9 x 8'7 (3.89m x 2.62m)

UPVC double glazed window, central heating radiator, range of gloss wall and base units, wood effect surfaces, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher and washing machine, spotlights, wood effect lino flooring and UPVC double glazed door to rear.

Bedroom One

11'5 x 12 (3.48m x 3.66m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'9 x 12'6 (3.89m x 3.81m)

Central heating radiator, television point and UPVC double glazed patio doors to rear.

Bedroom Three

11'9 x 11'5 (3.58m x 3.48m)

UPVC double glazed window and central heating radiator.

Bathroom

11'3 x 5'11 (3.43m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, panel bath with waterfall mixer tap and rinse head, dual flush WC, vanity top wash basin with waterfall mixer tap, double direct feed rainfall shower enclosed, tiled elevations, LED illuminated mirror, spotlights, extractor fan and tiled effect flooring.

Store Room

9'6 x 3'11 (2.90m x 1.19m)

UPVC double glazed frosted window and central heating radiator.

Exterior

Rear

Enclosed yard with laid to lawn bedding and raised decking.

Front

Stone chip garden with mature shrubs, off road parking and garage.



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