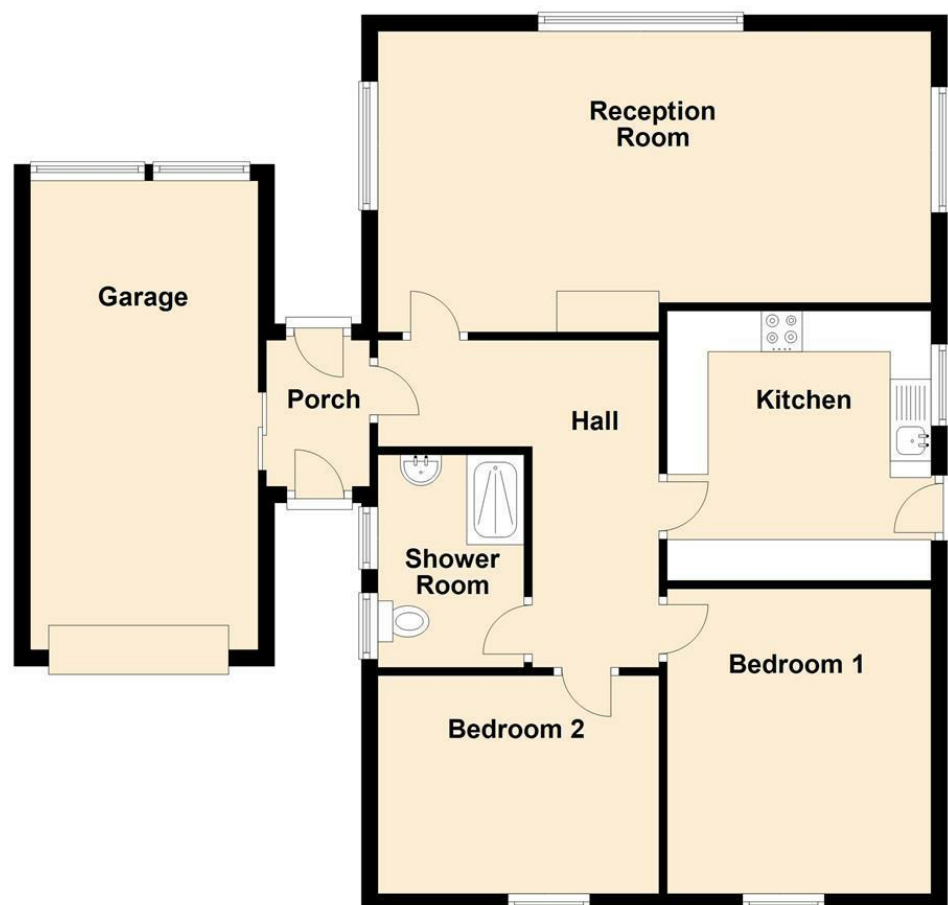


Ground Floor
Approx. 967.7 sq. feet



Total area: approx. 967.7 sq. feet

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			83
(81-91) B			
(69-80) C		67	
(55-68) D			
(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.

Hudson Close, Blackburn, BB2 7DQ

£219,950

AN ENVIABLE TWO BEDROOM TRUE BUNGALOW

This immaculately presented, deceptively spacious two bedroom true bungalow is being proudly welcomed to the market in the highly desirable area of Blackburn on a sought after estate. Benefitting from spacious rooms, modern fixtures and fittings and having undergone a full transformation with a high quality finish, this beautiful property is the perfect home for a small family or couple! Situated conveniently close to bus routes, amenities and network links to Preston, Clitheroe and Chorley. The property has been maintained and updated to the highest standard throughout with enviable gardens, off road parking and integral garage making this the perfect home to move straight into!

The property comprises briefly; a welcoming entrance porch leads to a hallway and integral garage. The hallway provides access through to a spacious reception room, modern kitchen, two bedrooms and shower room. Externally there is a fantastic, generously sized garden to the rear with patio, bedding and wood chipping areas. To the front there is an garden with off road parking and access to the garage.

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

Hudson Close, Blackburn, BB2 7DQ

£219,950



- Stunning True Bungalow
- Spacious Rooms
- Sought After Location
- Immaculately Presented
- Two Bedrooms
- Stylish Decor
- Off Road Parking
- Modern Finish
- Enviably Gardens
- Integral Garage

Ground Floor

Enclosed garden with patio, decking, wood chipping and bedding areas and storage shed.

Entrance

UPVC double glazed frosted door to the porch.

Porch

5'10 x 4'02 (1.78m x 1.27m)

Wood effect flooring, hardwood single glazed frosted door to the hallway, sliding door to the garage and UPVC double to the rear.

Hallway

13'01 x 11'03 (3.99m x 3.43m)

Central heating radiator, smoke alarm, loft access doors to reception room, kitchen, two bedrooms and shower room.

Reception Room

20'11 x 12'01 (6.38m x 3.68m)

Three UPVC double glazed windows, central heating radiator, gas fire with granite effect hearth and surround and integrated spotlights, coving, television point.

Kitchen

10'09 x 10'07 (3.28m x 3.23m)

UPVC double glazed windows, range of cream wall and base units, wood effect surface, tiled splashbacks, stainless steel one and a half sink and drainer with mixer tap, integrated electric Bosch oven with a four ring gas hob and extractor hood, space for fridge, integrated Worcester boiler, wood effect flooring, UPVC double glazed frosted door to the side.

Bedroom One

12'03 x 9'11 (3.73m x 3.02m)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving.

Bedroom Two

10'06 x 8'09 (3.20m x 2.67m)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving.

Shower Room

8'08 x 6'02 (2.64m x 1.88m)

Two UPVC double glazed frosted windows, chrome heated towel rail, four piece suite comprising of, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure, dual flushed WC, part tiled elevations, spotlights, extractor fan, wood effect flooring.

Garage

18'10 x 9'02 (5.74m x 2.79m)

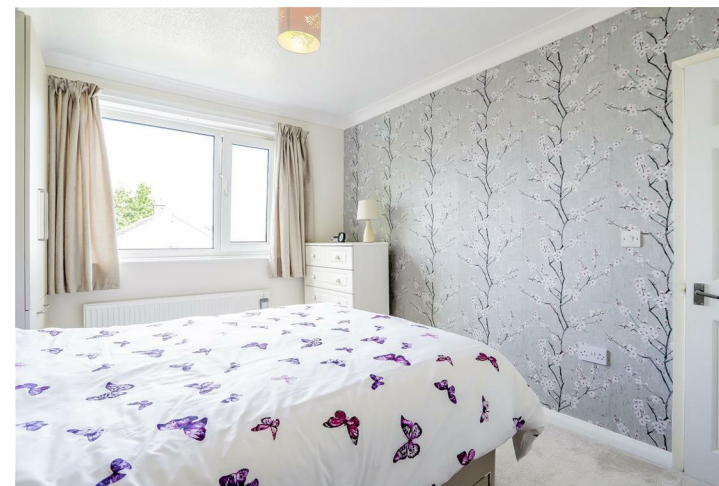
UPVC double glazed frosted window, integrated storage, power and lighting, up and over garage door.

External

Front

Garden fronted with artificial lawn, stone chip and bedding areas and off road parking with access to the garage.

Rear



Tel: 01254916276

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