



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			
(81-91) B			
(69-80) C			
(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.

Woodside Grove, Blackburn, BB2 4QP

Offers Over £325,000

AN IMMACULATE DETACHED TRUE BUNGALOW

Flowing internally with character and charm and an abundance of indoor and outdoor space, this exceptional three double bedroom detached true bungalow is being proudly welcomed to the market within a desirable location of Blackburn on a fantastic corner plot! This stunning property has been fully updated with stylish interior, offering a perfect blend of modern living within a tranquil setting. With ample off-road parking available, beautifully landscaped gardens, three living areas and two bathrooms, this property has everything needed for any growing family to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Darwen, Chorley and major motorway links. With beautiful countryside views, modern fixtures and fittings and a high quality finish, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance porch provides access through to a spacious dining area. The dining area guides you on to a fantastic reception room and is open to an impressive kitchen. The kitchen boasts modern units, integrated appliances and leads through to a utility room and to an inner hallway. The inner hallway guides you through to three double bedrooms, a family bathroom, a shower room and to a spacious second reception room. Externally there is an enviable wrap around garden to the rear which has been beautifully landscaped with Indian stone paving, Trex composite decking, laid to lawn and bedding areas, mature shrubs, Lancashire summer house which is fully equipped, pergola and timber storage shed. To the front there is a laid to lawn garden with bedding areas and ample off road parking.

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

Woodside Grove, Blackburn, BB2 4QP

Offers Over £325,000



- Exceptional Detached Bungalow
- Spacious Reception Rooms
- Off Road Parking
- EPC Rating: TBC
- Three Bedrooms
- Modern Bathroom & Shower Room
- Freehold
- Contemporary Fitted Kitchen
- Extensive Wrap Around Gardens
- Council Tax Band C

Ground Floor

Entrance Porch

8'4 x 5'1 (2.54m x 1.55m)

Composite entrance Roc door, UPVC double glazed window, central heating radiator, spotlights, Karndean flooring and oak door to the dining area.

Dining Area

8'8 x 8'8 (2.64m x 2.64m)

UPVC double glazed window, central heating radiator, wood effect flooring, open to the kitchen and oak door to the reception room.

Reception Room

14'11 x 12'1 (4.55m x 3.68m)

UPVC double glazed window, central heating radiator, electric wood burner effect fire with slate surround and stone mantel, television point and two feature wall lights.

Kitchen

23'9 x 11'8 (7.24m x 3.56m)

Two UPVC double glazed windows, Velux window, central heating radiator, Wren kitchen with a range of wall and base units with wood effect surfaces and tiled splashbacks, breakfast bar, under unit lighting, stainless steel one and a half bowl sink with drainer and mixer tap, electric double oven in a high rise unit, Smeg five ring gas hob, Russell Hobbs extractor hood, integrated wine fridge, space for American fridge freezer, spotlights, Amtico flooring, oak doors to utility and hallway and UPVC double glazed French doors to the rear.

Utility Room

9'3 x 4'11 (2.82m x 1.50m)

UPVC double glazed window, central heating radiator, integrated dishwasher, plumbing for washing machine, space for dryer and fridge, Potterton boiler, spotlights, extractor fan, Amtico flooring and UPVC double glazed door to the rear.

Hallway

11'11 x 9' (3.63m x 2.74m)

Central heating radiator, storage cupboard, spotlights, loft access, smoke alarm, Karndean flooring and oak doors to reception room two, three bedrooms, bathroom and inner hall.

Reception Room Two

17'8 x 10'5 (5.38m x 3.18m)

Two UPVC double glazed windows, two Velux windows, central heating radiator, television point, spotlights, wood effect flooring and UPVC double glazed French doors to the rear.

Bedroom One

15'4 x 11'11 (4.67m x 3.63m)

Central heating radiator, television point, spotlights and UPVC double glazed French doors to the rear.

Bedroom Three

10'9 x 9'2 (3.28m x 2.79m)

UPVC double glazed window, central heating radiator, television point and fitted storage.

Bathroom

11'10 x 6'5 (3.61m x 1.96m)

UPVC double glazed frosted window, heated towel rail, direct feed shower unit, panelled bath, vanity top wash basin, dual flush WC, illuminated mirror, tiled elevations, granite effect panelled elevations, extractor fan and wood effect flooring.

Inner Hall

5'5 x 3'2 (1.65m x 0.97m)

Loft access, smoke alarm, spotlights, Karndean flooring and oak doors to bedroom two and shower room.

Bedroom Two

11'7 x 9'6 (3.53m x 2.90m)

UPVC double glazed window, central heating radiator, television point, spotlights and wood effect flooring.

Shower Room

5'11 x 5'3 (1.80m x 1.60m)

UPVC double glazed frosted window, central heating radiator, electric feed shower unit, vanity top wash basin, dual flush WC, tiled elevations, PVC panelled ceiling and wood effect flooring.

External

Front

Laid to lawn garden with driveway providing off road parking for numerous vehicles.

Rear

Enclosed South facing laid to lawn gardens with Indian stone paving, Trex composite decked seating area with pergola, timber shed and and 'Lancashire' summer house/bar with insulation and television point.

