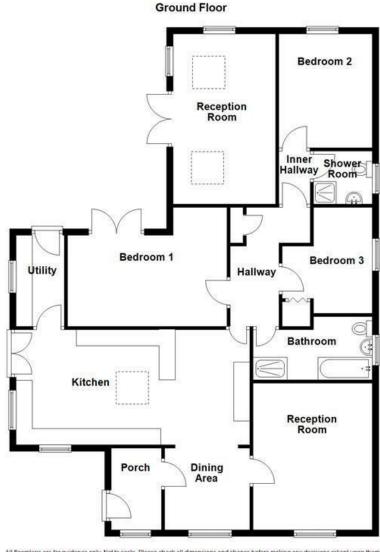
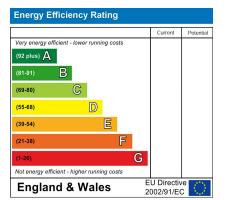
KEENANS Sales & Lettings



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.



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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

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

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)

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.

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

Front

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

UPVC double glazed frosted window, heated towel rail, direct feed

Inner Hall

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



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

Laid to lawn garden with driveway providing off road parking for

Rear















