



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			88
(81-91) B			
(69-80) C		70	
(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.

St. Oswalds Close, BB1 2BY

Offers Over £170,000

FANTASTIC SINGLE STORY BUNGALOW

Welcome to this charming property on St. Oswalds Close in Knuzden, Blackburn. This delightful bungalow offers a unique living experience with its beautiful enclosed garden space, perfect for enjoying the outdoors in privacy.

One of the standout features of this property is the bar/shed in the garden, providing a fantastic space for entertaining guests or simply unwinding after a long day. The spacious driveway is another great asset, offering ample parking for multiple cars, ensuring convenience for you and your visitors.

Privately situated on the estate, this property offers a tranquil retreat from the hustle and bustle of everyday life. Whether you're looking to relax in the garden, host gatherings, or simply enjoy the peace and quiet of the location, this property has something for everyone.

Don't miss out on the opportunity to make this lovely bungalow your new home. Contact us today to arrange a viewing and experience the charm of St. Oswalds Close for yourself.

For any further information please feel free to contact our Accrington Branch at your convenience.

St. Oswalds Close, BB1 2BY

Offers Over £170,000



- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating C
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band B

Ground Floor

Entrance Vestibule

5'2 x 4'8 (1.57m x 1.42m)

UPVC front entrance door, central heating radiator and door to the reception room.

Reception Room

18'5 x 10'8 (5.61m x 3.25m)

UPVC double glazed window, central heating radiator, electric fire with granite surround and wooden mantel and doors to inner hall and kitchen.

Kitchen

10'7 x 7'2 (3.23m x 2.18m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units with laminate surfaces, electric oven with four ring gas hob, extractor hood, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer, tiled flooring and UPVC door to the rear.

Inner Hall

6' x 2'6 (1.83m x 0.76m)

Loft access, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

11'2 x 9'8 (3.40m x 2.95m)

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

Bedroom Two

8'5 x 7'11 (2.57m x 2.41m)

Central heating radiator and UPVC double glazed French doors to the conservatory.

Conservatory

9'11 x 6'9 (3.02m x 2.06m)

UPVC double glazed windows, central heating radiator and UPVC double glazed door to the rear.

Bathroom

6'5 x 5'5 (1.96m x 1.65m)

UPVC double glazed window, central heating radiator, panelled bath, vanity top wash basin, dual flush WC, tiled elevations and tiled flooring.

External

Front

Laid to lawn garden and driveway providing off road parking.

Rear

Enclosed laid to lawn garden with paving and planted beds.



Tel: 01254389384

www.keenans-estateagents.co.uk