



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                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 64                      |           |
| (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. Lawrence Avenue, Blackburn, BB2 7DG

### Offers In The Region Of £250,000

SPACIOUS SINGLE STORY LIVING AT ITS FINEST

Welcome to St. Lawrence Avenue, Blackburn - a charming location where this delightful detached bungalow awaits its new owners. This property boasts three bedrooms, a three piece bathroom and separate WC - a perfect home for a family or those who require plenty of space.

As you step inside, you'll be greeted by the convenience of single-story living, making every corner of this home easily accessible. The rooms are not only bright but also incredibly spacious, providing a comfortable and airy atmosphere throughout.

Outside, the property continues to impress with its spacious and bright garden, perfect for enjoying the outdoors or entertaining guests. The large front drive adds to the convenience, providing ample parking space for you and your visitors.

Located close to local amenities and public transport routes, this property offers both tranquility and convenience. Don't miss out on the opportunity to make this charming bungalow your new home sweet home in Blackburn.

If you would like any further information or have any questions at all please feel free to contact our Blackburn branch at your convenience.

# St. Lawrence Avenue, Blackburn, BB2 7DG

## Offers In The Region Of £250,000



- Immaculate Detached Bungalow
- Spacious Interiors
- Off Road Parking and Integral Garage
- EPC Rating D
- Three Bedrooms
- Well Maintained Throughout
- Tenure Leasehold
- Three Piece Shower Room
- Extensive Rear Garden
- Council Tax Band D

### Entrance Porch

6'10 x 4'2 (2.08m x 1.27m )  
UPVC front door, UPVC double glazed frosted window, tiled flooring, door to garage and UPVC door to hall.

### Hall

14'11 x 10'6 (4.55m x 3.20m )  
Loft access, smoke detector, doors leading to reception room, kitchen, three bedrooms, shower room and WC.

### Reception Room

20'10 x 13'10 (6.35m x 4.22m)  
Three UPVC double glazed windows, two central heating radiators, coving to ceiling, television point, gas fire with stone surround and wooden mantel.

### Kitchen

10'11 x 10'5 (3.33m x 3.18m)  
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate worktops, part tiled elevations, stainless steel sink and drainer with mixer tap, space for oven and fridge freezer, integrated extractor hood, plumbing for washing machine, combi boiler, spotlights, tiled flooring and UPVC door to rear.

### Bedroom One

12'11 x 9'11 (3.94m x 3.02m )  
UPVC double glazed window, central heating radiator, coving to ceiling and fitted wardrobes.

### Bedroom Two

13'3 x 8'1 (4.04m x 2.46m )  
UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three

8'11 x 7'11 (2.72m x 2.41m )  
UPVC double glazed window, central heating radiator and coving to ceiling.

### Shower Room

6'0 x 5'11 (1.83m x 1.80m )  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, direct feed shower enclosed, fully tiled elevations and tiled flooring.

### WC

5'11 x 2'11 (1.80m x 0.89m)  
UPVC double glazed frosted window, low base WC, part tiled elevations and tiled flooring.

### Loft

28'0 x 9'9 (8.53m x 2.97m )  
Fully boarded with electric.

### Exterior

### Rear

Enclosed garden with laid to lawn, paving, mature shrubbery and trees.

