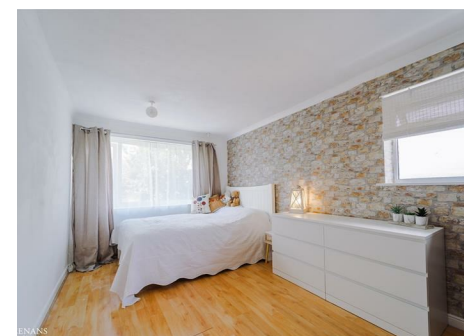


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	89
(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.

## Queensway, Feniscowles, BB2 4QT Offers Over £200,000

A DECEPTIVELY SPACIOUS THREE BEDROOM TRUE BUNGALOW

Welcome to this charming bungalow located in the sought-after area of Queensway, Blackburn. This newly decorated property boasts two reception rooms, three bedrooms, bathroom, offering ample space for comfortable living.

As you step inside, you'll be pleasantly surprised by the deceptively spacious layout, providing a cosy yet airy atmosphere throughout. The two reception rooms offer versatility, whether you desire a cosy lounge or a formal dining area.

One of the highlights of this property is the enviable rear garden, where you can unwind and enjoy the picturesque countryside views. Imagine sipping your morning coffee or hosting a barbecue in this serene setting – the possibilities are endless.

Convenience is key with off-road parking, ensuring you never have to worry about finding a space after a long day. The location of this bungalow is ideal for those seeking a peaceful retreat while still being close to local amenities and transport links.

# Queensway, Feniscowles, BB2 4QT

## Offers Over £200,000



- Detached Bungalow
- Fitted Kitchen
- Off Road Parking And Ample Garage Space With Power And Lighting
- EPC Rating: B
- Three Bedrooms
- Three Piece Bathroom
- Tenure Leasehold
- Two Reception Rooms
- Spacious Enclosed Rear Garden
- Council Tax Band: C

### Ground Floor

#### Porch

4'8 x 5'9 (1.42m x 1.75m)

UPVC entrance door, UPVC double glazed window, central heating radiator, coving, laminate flooring and door to kitchen.

#### Kitchen

12'2 x 8'11 (3.71m x 2.72m)

UPVC double glazed window, coving, spotlights, wall and base units with laminate worktops, space for cooker, stainless steel splash back, extractor fan, one and half bowl sink with draining board and mixer tap, plumbed for washing machine and dishwasher, space for fridge freezer, part tiled elevation, laminate flooring, door to inner hall and UPVC door to rear.

#### Inner Hall

Coving and doors to three bedrooms, reception room and bathroom.

#### Reception Room One

11'10 x 11'8 (3.61m x 3.56m)

UPVC double glazed window, central heating radiator, two wall lights and open access to reception room two/conservatory.

#### Reception Room Two/Conservatory

11'5 x 7'4 (3.48m x 2.24m)

UPVC double glaze windows, central heating radiator, door to study and UPVC sliding door to rear.

#### Study

9'6 x 7'4 (2.90m x 2.24m)

UPVC double glazed window and central heating radiator.

#### Bedroom One

15'6 x 9'1 (4.72m x 2.77m)

Two UPVC double glazed windows, central heating radiator and wood effect flooring.

#### Bedroom Two

11'8 x 8'8 (3.56m x 2.64m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Three

11'11 x 9'2 (3.63m x 2.79m)

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

#### Bathroom

6'4 x 6'3 (1.93m x 1.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with electric feed shower over, tiled elevation and laminate flooring.

#### External

#### Front

Bedding areas and driveway leading to garage.

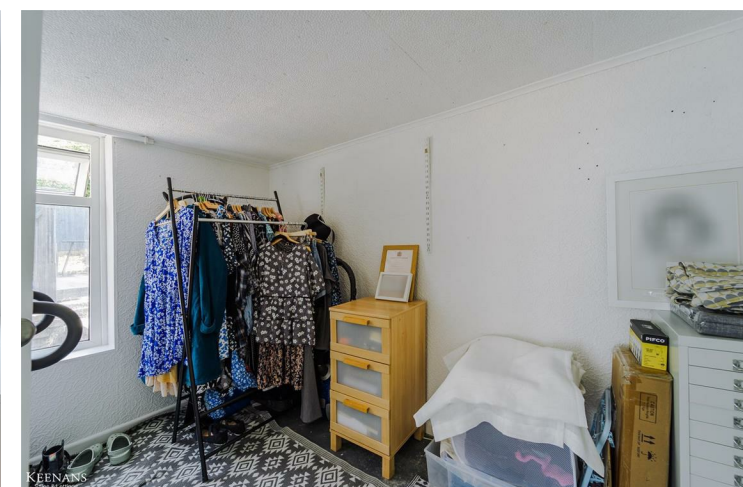
### Garage

15'5 x 5'2 (4.70m x 1.57m)

Up and over door with power and lighting.

### Rear

Enclosed flagged patio, decking and bedding areas.



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