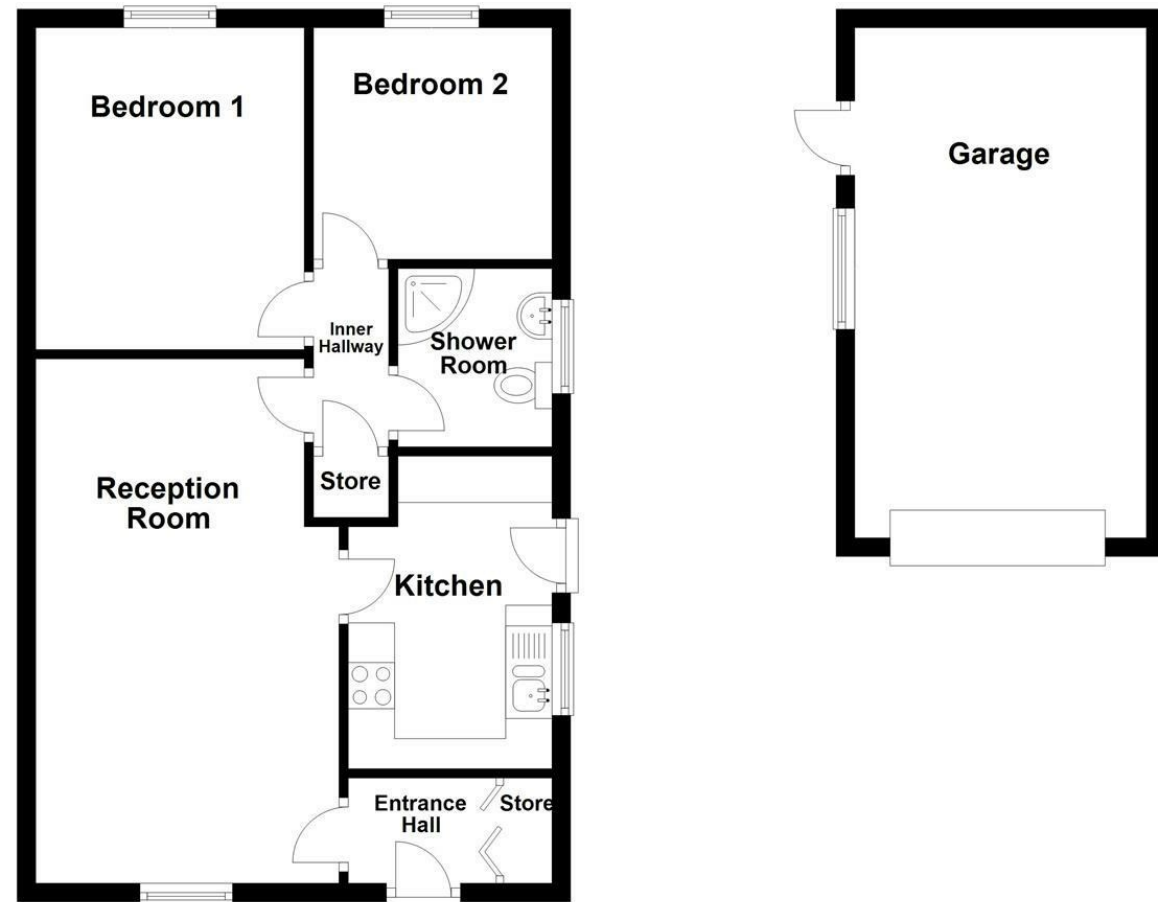


Ground Floor



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.



## St. Oswalds Close, Blackburn, BB1 2BY

### Asking Price £170,000

AN EXCEPTIONAL SEMI DETACHED TRUE BUNGALOW

Having been presented and maintained to the highest standard and situated on an impressive plot, this enviable two bedroom semi detached true bungalow is being proudly welcomed to the market in the sought after location of Knuzden. With ample off road parking, detached garage, neutral decoration and no chain delay, this property is the perfect home for any couple looking to downsize! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to spacious reception room. The reception room guides you through to a kitchen and inner hallway. The inner hallway provides access on to two generously sized bedrooms and modern shower room. Externally, there is an enclosed garden to the rear with laid to lawn, paving and bedding areas, as well as access on to a detached garage. To the front there is a raised garden with laid to lawn, paving and bedding areas, as well as ample off road parking.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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, Blackburn, BB1 2BY

## Asking Price £170,000



- Exceptional Semi Detached True Bungalow
- Neutral Decoration
- Off Road Parking
- Council Tax Band B
- Two Bedrooms
- Detached Garage
- EPC Rating TBC
- No Chain Delay
- Wrap Around Gardens
- Leasehold

### Ground Floor

UPVC double glazed window, power lighting, UPVC door to the rear, electric up and over garage door.

#### Entrance

Composite double glazed frosted door to the Entrance Hallway.

#### Hallway

5'2 x 3'9 (1.57m x 1.14m )

Central heating radiator, storage cupboard and door to the reception room.

#### Reception Room

18'9 x 10'9 (5.72m x 3.28m)

UPVC double glazed leaded window, central heating radiator, coving, gas fire with limestone hearth and surround, two feature wall lights, television point, door to the inner hallway and single glazed frosted door to the kitchen.

#### Kitchen

11'1 x 7'3 (3.38m x 2.21m)

UPVC double glazed leaded window, central heating radiator, range of wood effect wall and base units, granite effect worktops, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated electric double Zanussi oven with four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, tiled effect lino flooring and UPVC double glazed frosted door to the side.

#### Inner Hallway

6'3 x 2'7 (1.91m x 0.79m)

Smoke alarm, loft access, storage cupboard, doors to two bedrooms and shower room.

#### Bedroom One

11'5 x 9'6 (3.48m x 2.90m)

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

#### Bedroom Two

8'8 x 8'2 (2.64m x 2.49m)

UPVC double glazed window and central heating radiator.

#### Shower Room

6'4 x 5'5 (1.93m x 1.65m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, electric feed corner shower enclosure, vanity top wash basin with waterfall mixer tap, tiled elevations, spotlights, PVC to the ceiling and tiled flooring.

#### External

##### Front

Raised laid to lawn garden with bedding areas, paving and off road parking with open access to the rear and detached garage.

##### Rear

Laid to lawn garden with paving, bedding and access to the garage.

##### Garage

18'1 x 10'4 (5.51m x 3.15m)



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