



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			80
(69-80) C		63	
(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.

## Clifton Drive, Blackburn, BB6 7PF

### £275,000

A FULLY RENOVATED TRUE BUNGALOW

Having undergone a full transformation with modern fixtures and fittings, stylish decoration and enviable gardens, this outstanding two bedroom true bungalow is being proudly welcomed to the market in the sought after location of Great Harwood. With ample off road parking, detached garage and no chain delay, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Accrington and major motorway links. With no detail missed, this property is the perfect home to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern kitchen diner, two generously sized bedrooms and a 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 laid to lawn garden with 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.



# Clifton Drive, Blackburn, BB6 7PF

£275,000



- Stunning Semi Detached Bungalow
- Beautiful Modern Bathroom
- Sought After Area
- EPC Rate D
- Two Spacious Bedrooms
- Impressive Full Transformation
- Freehold
- Open Plan Kitchen And Dining Area
- Detached Garage With Ample Off Road Parking
- Council Tax Band C

## Entrance

UPVC double glazed frosted door to hall.

## Hall

15'4 x 6'6 (4.67m x 1.98m)

Central heating radiator, coving, access to loft, storage cupboard, oak doors to reception room, kitchen/dining area, two bedrooms and shower room.

## Reception Room

17'9 x 10'9 (5.41m x 3.28m)

UPVC double glazed window, central heating radiator, coving, stone fireplace and television point.

## Kitchen And Dining Area

15'6 x 10'9 (4.72m x 3.28m)

UPVC double glazed window, central heating radiator, coving, range of matte wall and base units, white composite surfaces, mirrored single bowl composite inset sink with mixer taps, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer and washing machine, coving, wood effect lino flooring and UPVC double glazed frosted door to rear.

## Bedroom One

11'5 x 9'4 (3.48m x 2.84m)

UPVC double glazed window, central heating radiator and coving.

## Bedroom Two

10'9 x 9'4 (3.28m x 2.84m)

UPVC double glazed window, central heating radiator and coving.

## Shower Room

7'5 x 5'5 (2.26m x 1.65m)

UPVC double glazed frosted window, heated towel rail, three piece suite, double direct feed rainfall shower enclosure with rinse head, vanity top wash basin with mixer taps, dual flush WC, integrated storage cupboard, PVC panel elevations, spotlights, extractor fan and wood effect lino flooring.

## External

### Front

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

### Garage

28'11 x 8'6 (8.81m x 2.59m)

Two UPVC double glazed windows, power, lighting and up and over garage door.

### Rear

Laid to lawn garden with bedding, paving and additional off road parking.



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