



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		65	84
(92 plus) A			
(81-91) B			
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Hazel Grove, Blackburn, BB1 3NB

£169,950

AN EXCEPTIONAL SEMI DETACHED TRUE BUNGALOW

Offering an abundance of indoor and outdoor space, added detached garage and neutral decoration, this enviable two bedroom semi detached true bungalow is being proudly welcomed to the market in the desirable location of Knuzden on a popular estate. With ample off road parking, modern fixtures and fittings and two generously sized bedrooms, this outstanding 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, Accrington and major motorway links. With added conservatory, stylish interior and no chain delay, this property is truly not to be missed!

A welcoming entrance porch provides access through to a contemporary fitted kitchen diner. The kitchen leads on to a reception room and through to an inner hallway. The inner hallway guides you on to two bedrooms and a bathroom. The second bedroom leads through to a conservatory. Externally there is an enclosed garden to the rear with paving, artificial lawn and bedding with access on to the garage. To the front there is an Indian stone paved garden with gated off road parking.

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

Hazel Grove, Blackburn, BB1 3NB

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 **2**  **1**  **2**  **D**

- Tenure Leasehold
 - Off Road Parking
 - Viewing Essential
- Council Tax Band B
 - Semi Detached Bungalow
 - Fitted Kitchen/Dining Area And Three Piece Bathroom Suite
- EPC Rating D
 - Abundance Of Space
 - Ample Rear Garden Space
- Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

4'4 x 3' (1.32m x 0.91m)

UPVC double glazed window, UPVC double glazed frosted door to kitchen.

Kitchen

12'10 x 8'3 (3.91m x 2.51m)

Two UPVC double glazed window, central heating radiator, range of cream gloss wall and base units, granite effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge, plumbed for washing machine, integrated boiler, spotlights, door to reception room and inner hall.

Reception Room

14'9 x 12' (4.50m x 3.66m)

UPVC double glazed bay window, central heating radiator, coving, television point, smoke alarm, gas fire with granite effect hearth and surround and downlights.

Inner Hall

4'7 x 3'9 (1.40m x 1.14m)

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

Bedroom One

12'6 x 10'7 (3.81m x 3.23m)

UPVC double glazed window, central heating radiator and two storage cupboards.

Bedroom Two

9'7 x 9'6 (2.92m x 2.90m)

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

Conservatory

13'11 x 9'6 (4.24m x 2.90m)

UPVC double glazed window, polycarbonate roof and UPVC double glazed door to rear.

Bathroom

6'7 x 5'6 (2.01m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, P shaped panel bath with direct feed shower and mixer tap, tiled elevation, PVC to ceiling and tiled floor.

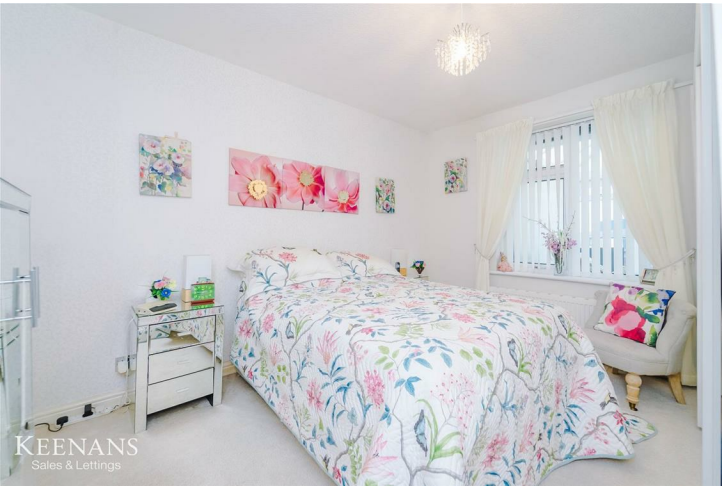
External

Rear

Enclosed garden with artificial lawn and paving.

Front

Garden with Indian stone paving and gated off road parking.



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