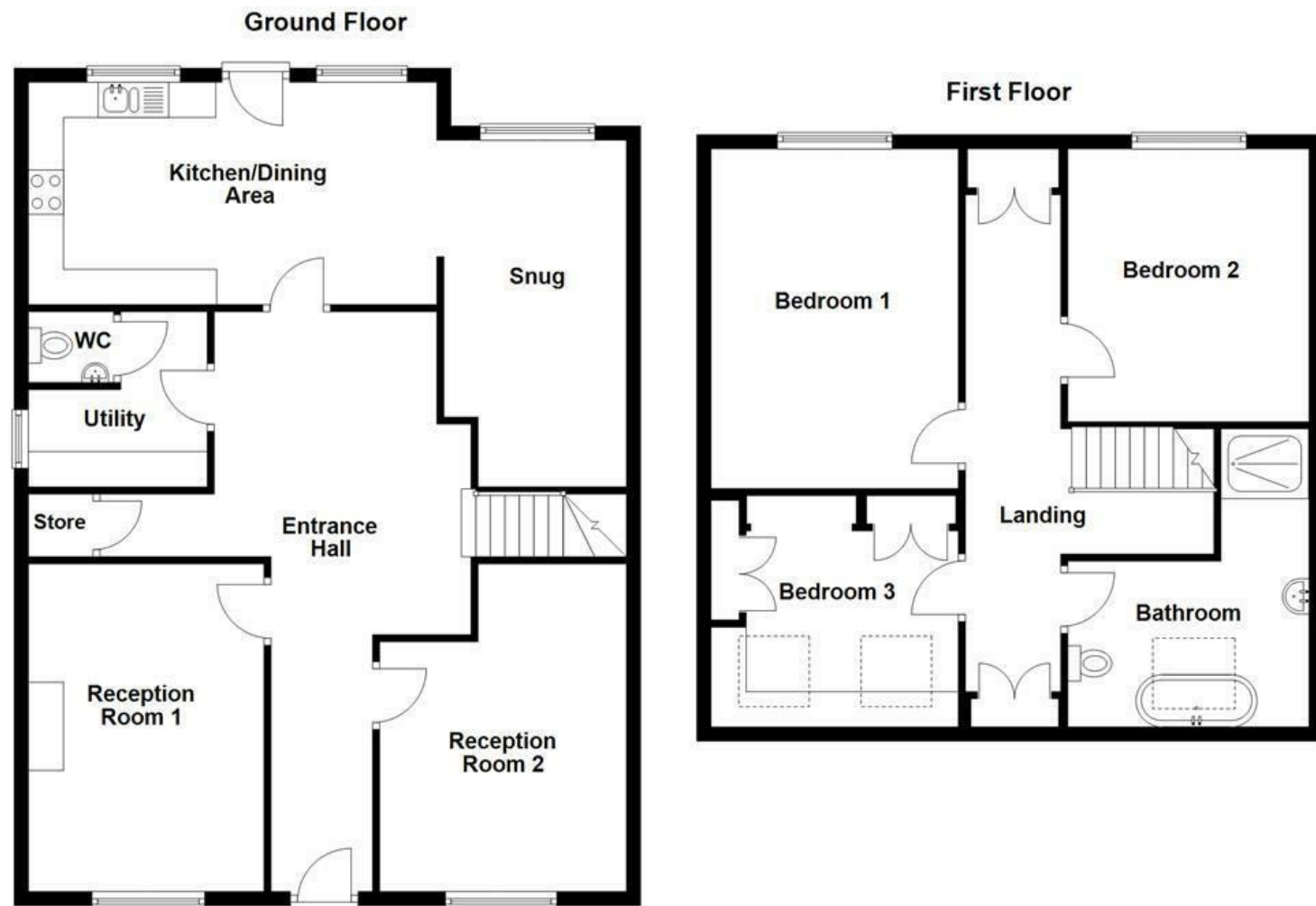




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

Belvedere Road, Blackburn, BB1 9NS

Offers Over £325,000

GORGEOUS THREE BEDROOM SEMI DETACHED DORMER BUNGALOW - THE PERFECT FAMILY HOME!

Located on the charming Belvedere Road in Blackburn, this stunning semi-detached dormer bungalow offers a perfect blend of modern living and serene surroundings. Boasting three spacious double bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you will be greeted by a beautifully renovated open-plan kitchen and lounge area, designed to create a warm and inviting atmosphere. The modern kitchen is fully equipped and features a convenient utility room, making daily tasks a breeze. Additionally, the property includes a downstairs WC and a stylish bathroom, ensuring comfort and practicality for all residents.

The bungalow is complemented by two well-proportioned reception rooms, providing ample space for relaxation and entertainment. The landscaped garden at the rear offers lovely views, creating a peaceful outdoor retreat where you can unwind and enjoy the beauty of nature.

For those with vehicles, the property features a driveway and a double garage, providing secure parking and extra storage space. This delightful home is not only a haven of comfort but also a practical choice for modern living.

With its prime location and impressive features, this semi-detached dormer bungalow is a rare find in Blackburn. Do not miss the opportunity to make this exceptional property your new home.

Belvedere Road, Blackburn, BB1 9NS

Offers Over £325,000

 3  1  2  C

- Exceptional Detached Property
- Open Plan Living Kitchen
- Ample Off Road Parking and Double Garage
- EPC Rating C
- Three Spacious Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Stunning Four Piece Bathroom Suite
- Gardens to Front and Rear
- Council Tax Band D

Ground Floor

Entrance Hall

21'3 x 8'11 (6.48m x 2.72m)
Composite double glazed frosted front door, central heating radiator, smoke detector, spotlights, meter cupboard, wood effect laminate flooring, doors leading to two reception rooms, open plan kitchen/living area, utility, storage and stairs to first floor.

Reception Room One

15'3 x 11'0 (4.65m x 3.35m)
UPVC double glazed window, central heating radiator, pendant lighting and wood effect laminate flooring.

Reception Room Two

15'2 x 10'11 (4.62m x 3.33m)
UPVC double glazed window and central heating radiator.

Utility

8'4 x 8'2 (2.54m x 2.49m)
UPVC double glazed frosted window, central heating radiator, spotlights, range of matte wall and base units with laminate work surfaces, plumbing for washing machine, space for dryer, integrated shelving, tiled flooring and door to WC.

WC

4'1 x 3'4 (1.24m x 1.02m)
Smoke detector, spotlights, extractor fan, dual flush WC, wall mounted wash basin with mixer tap, wall mounted Ideal boiler and tiled flooring.

Kitchen/Dining Area

16'3 x 12'5 (4.95m x 3.78m)
UPVC double glazed window, UPVC double glazed picture window, range of matte wall and base units with granite work surfaces and upstands, tiled splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated high rise double oven, four ring induction hob and extractor hood, glass splashback, integrated dishwasher, integrated wine cooler, space for American-style fridge freezer, spotlights, wood effect laminate flooring, open access to snug and UPVC double glazed frosted door to rear.

Snug

15'8 x 8'10 (4.78m x 2.69m)
UPVC double glazed window, central heating radiator, spotlights and wood effect laminate flooring.

First Floor

Landing

13'7 x 8'9 (4.14m x 2.67m)
Loft access, smoke detector, doors leading to three bedrooms, family bathroom and storage.

Bedroom One

15'4 x 12'8 (4.67m x 3.86m)
UPVC double glazed window and central heating radiator.

Bedroom Two

12'8 x 11'3 (3.86m x 3.43m)
UPVC double glazed window and central heating radiator.

Bedroom Three

11'9 x 11'6 (3.58m x 3.51m)
Two Velux windows, central heating radiator, spotlights, fitted wardrobes, fitted dressing table and fitted storage.

Bathroom

13'10 x 10'9 (4.22m x 3.28m)
Velux window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, freestanding oval bath with waterfall mixer tap, walk-in direct feed rainfall shower enclosed with rinse head, partially tiled elevations, spotlights, extractor fan and wood effect lino flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding areas, stone chippings and access to double garage.

Double Garage

17'6 x 15'7 (5.33m x 4.75m)

Front

Laid to lawn garden, paving, stone chippings and driveway.



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