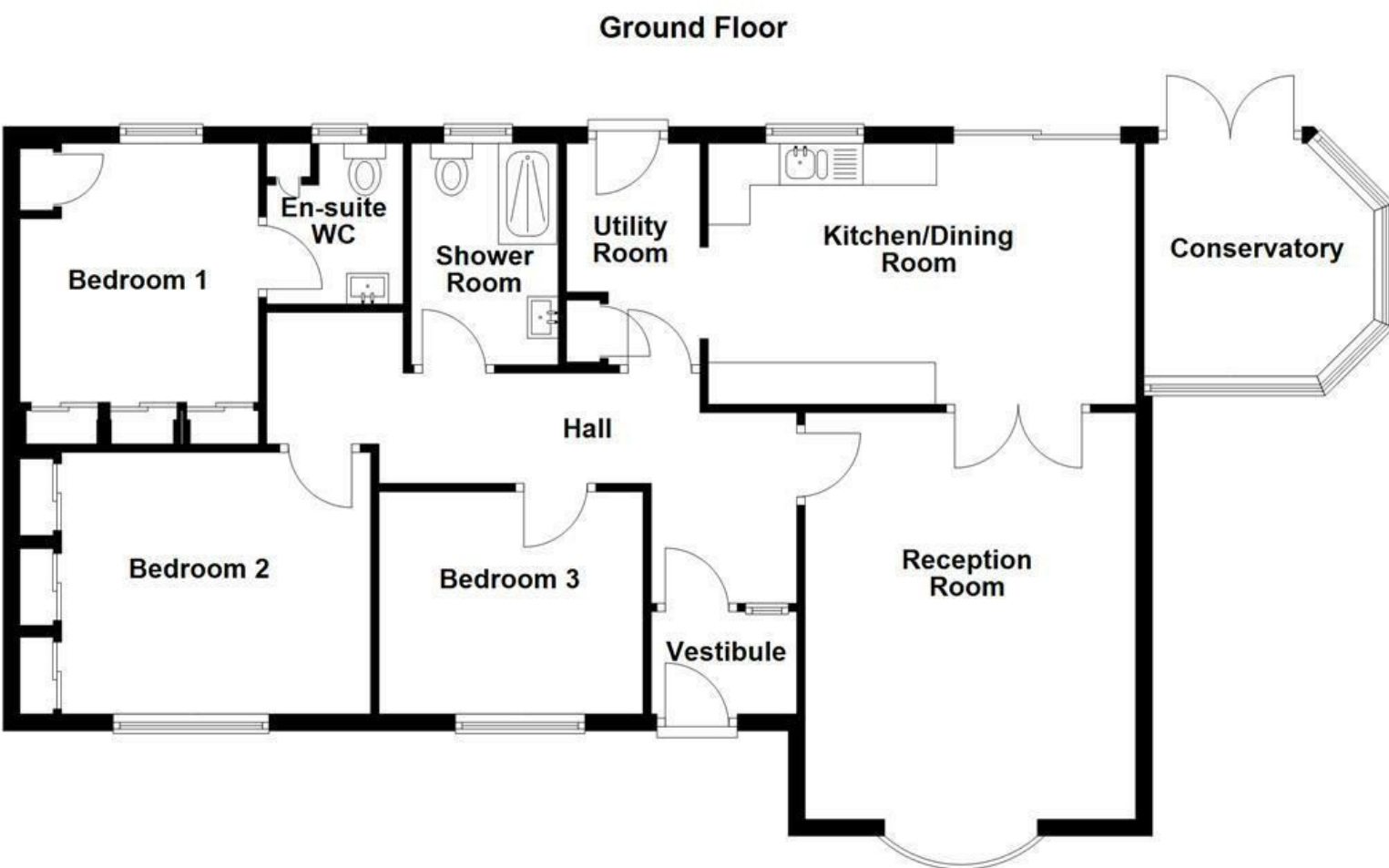




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

The Spinney, Blackburn, BB2 7BN

Offers Over £295,000

CHARMING THREE BEDROOM TRUE BUNGALOW IN A SOUGHT AFTER LOCATION

Located in the desirable area of The Spinney, Blackburn, this remarkable detached true bungalow offers an exceptional living experience. Set on a generous plot, the property boasts stunning landscaped gardens that provide a serene outdoor retreat, perfect for relaxation and entertaining.

Inside, you will find three spacious double bedrooms, including a main bedroom complete with an en suite WC, ensuring comfort and convenience for all residents. The expansive lounge features double doors that lead into a charming kitchen dining room, creating a seamless flow between spaces. The kitchen is well-equipped and ideal for family meals or hosting guests. Additionally, a separate utility space enhances practicality, while doors from the kitchen dining room open into a bright conservatory, allowing natural light to flood the home and offering a delightful spot to enjoy the garden views.

The property also includes a double garage and a driveway, providing ample parking and storage options. With its great location, this bungalow is not only a beautiful home but also a perfect base for enjoying the local amenities and community. This is a rare opportunity to acquire a truly special property that combines comfort, style, and outdoor beauty.

The Spinney, Blackburn, BB2 7BN

Offers Over £295,000

 **3**  **1**  **1**  **D**

- Detached Bungalow
- Spacious Reception Room
- Off Road Parking And Double Garage
- EPC Rating D
- Three Double Bedrooms
- Three Piece Shower Room
- Tenure Freehold
- Fitted Kitchen And Separate Utility Room
- Gardens To Front And Rear
- Council Tax E

Ground Floor

Porch

5'9 x 4' (1.75m x 1.22m)

UPVC double glazed frosted entrance door, hardwood window, coving, spotlights and hardwood frosted door to hall.

Hall

19'7 x 7'6 (5.97m x 2.29m)

Central heating radiator, coving, smoke alarm, ceiling rose, loft access and doors to reception room, utility room, three bedrooms and shower room.

Reception Room

16' x 13' (4.88m x 3.96m)

UPVC double glazed leaded bow window, UPVC double glazed leaded window, central heating radiator, coving, ceiling rose, electric fire, marble effect hearth and surround and double doors to kitchen/dining room.

Kitchen/Dining Room

16'10 x 10'3 (5.13m x 3.12m)

UPVC double glazed leaded window, spotlights, wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven in high rise unit, four burner gas hob, extractor hood, integrated dishwasher, plinth lighting, PVC clad ceiling, tiled floor, open access to utility room, UPVC double glazed sliding door to conservatory and UPVC double glazed sliding doors to rear.

Utility Room

9'5 x 5'3 (2.87m x 1.60m)

Central heated towel rail, coving, plumbing for washing machine, space for fridge freezer, storage, part tile elevation, tiled floor and UPVC double glazed leaded door to rear.

Conservatory

9'2 x 9'1 (2.79m x 2.77m)

UPVC double glazed leaded windows, electric radiator, ceiling fan, wood effect flooring and UPVC double glazed French doors to rear.

Bedroom One

11'10 x 9'5 (3.61m x 2.87m)

UPVC double glazed window, central heating radiator, ceiling rose, fitted wardrobes and door to en suite WC.

En Suite WC

6'6 x 5'4 (1.98m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, storage and tiled elevation.

Bedroom Two

13'6 x 8'10 (4.11m x 2.69m)

UPVC double glazed leaded window, central heating radiator, coving, ceiling rose and fitted wardrobes.

Bedroom Three

10'5 x 8'9 (3.18m x 2.67m)

UPVC double glazed leaded window, central heating radiator, coving and ceiling rose.

Shower Room

8'8 x 5'9 (2.64m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower in double enclosure, extractor fan, tiled elevation and lino flooring.

External

Front

Laid to lawn garden, bedding areas, paving and driveway leading to double garage.

Garage

17'5 x 17' (5.31m x 5.18m)

Two up and over doors, hardwood single glazed window, power and lighting.

Rear

Artificial lawn, paving, bedding areas and stone chips.



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