



Duffin's Estate Agents are delighted to bring to the sales market this spacious bungalow situated in the Little Harwood Area of Blackburn. Conveniently located to local amenities, transport links and Blackburn Town Centre this semi-detached bungalow is available immediately with no chain and no delay. Offered on a shared ownership basis, this bungalow is suitable for over 55s and comprises of: entrance hall, two good sized bedrooms, spacious kitchen and dining area and lounge which opens up to the easy maintainable garden.

Externally the property benefits from enclosed front garden and a driveway to the side of the property.

Please note the following:

- This home is part of a shared ownership scheme.
- You will be purchasing 75% share of the property for £63,750. The Guinness Partnership will own the remaining 25%.
- Suitable for people over the age of 55 years

**Coniston Road, Little Harwood**  
**Asking Price: £63,750**

- Shared Ownership Opportunity for a spacious bungalow in Little Harwood
- Good Sized Lounge with patio doors to the beautiful rear garden
- Spacious Dining Room Kitchen
- Two Bedrooms
- Three Piece bathroom
- Double Glazed and Gas Central Heating Throughout
- Off Road Parking by means of a driveway
- Available with No Chain & No Delay
- Over 55s Only
- Viewing is a must to appreciate the size

### Property Details



#### Reception Room

3.20m (10' 6") x 4.27m (14' 0")

Spacious reception room that has a light airy feel, double glazed patio doors that open to the rear garden, light fitting, fitted carpet and gas central heating radiator.



#### Kitchen

2.90m (9' 6") x 3.50m (11' 6")

The kitchen/dining room offers ample room and comprises of kitchen units with work surfaces, light fitting, double glazed window to the front window, part tiled elevations, gas central heating radiator and wall mounted Mains Combination Boiler.



**Kitchen**



**Bedroom One**

2.20m (7' 3") x 2.40m (7' 10")

This bedroom has a gas central heating radiator, fitted carpet, light fitting and a double glazed window looking out to the front of the property.



### **Bedroom Two**

2.96m (9' 9") x 3.04m (10' 0")

This bedroom has a gas central heating radiator, fitted carpet, light fitting and a double glazed window looking out to the rear of the property.



### **Bathroom**

2.14m (7' 0") x 1.89m (6' 2")

The bathroom comprises of a walk in shower with fitted shower unit and tiled surround, wash basin, w.c., ceiling point, radiator and double glazed window.



Garden



Garden

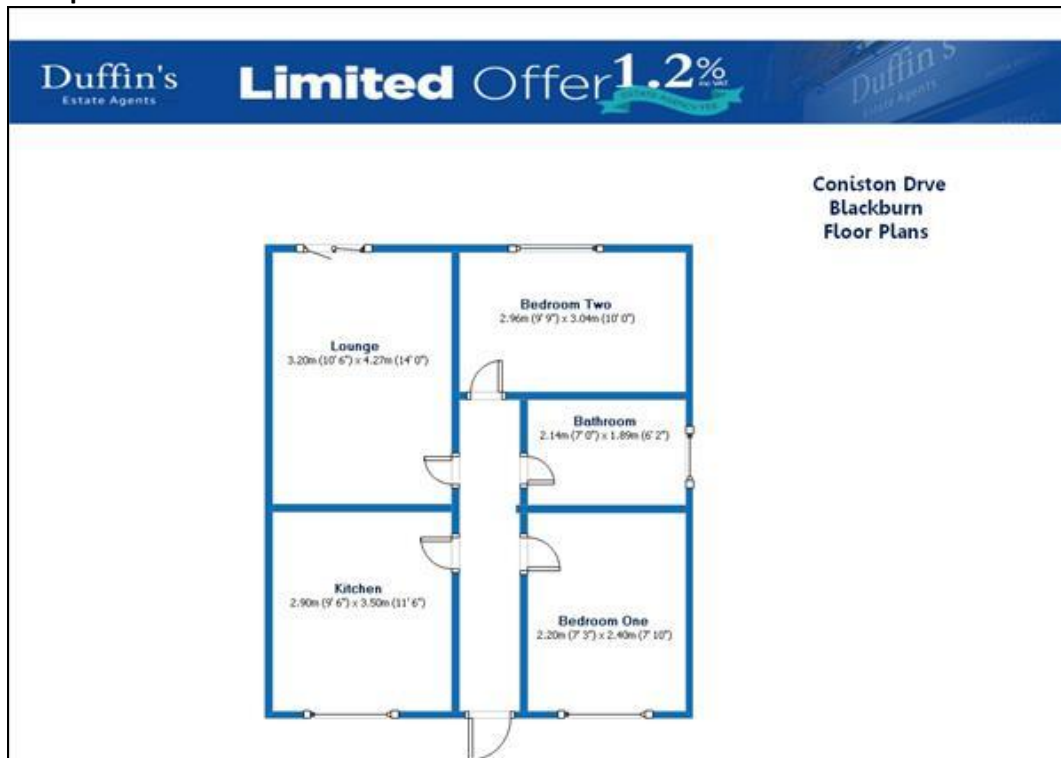


External





External

## Floorplans



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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>68</b>	<b>88</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.