



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 3  2  3  

## 'BRADDA' BOG HEIGHT ROAD

£375,000



Hunters are excited to bring this beautiful detached bungalow to market. 'Bradda' is located in an elevated semi rural spot, wonderfully designed throughout both inside & out benefitting from no onward chain.

The property comprises; entrance porch, front lounge, open plan newly installed dining kitchen, three double bedrooms, en-suite shower room, four piece bathroom and a separate lounge extension. The property is immaculately presented throughout, with bright colour schemes & high quality fixtures & fittings. Externally there are well kept garden areas with a mixture of flagged patio, lawn garden & decked seating areas. All aspects of the gardens benefit from green rural scenery, with the iconic Darwen Tower in the back drop. Out front the property benefits from a private driveway with space for multiple cars.

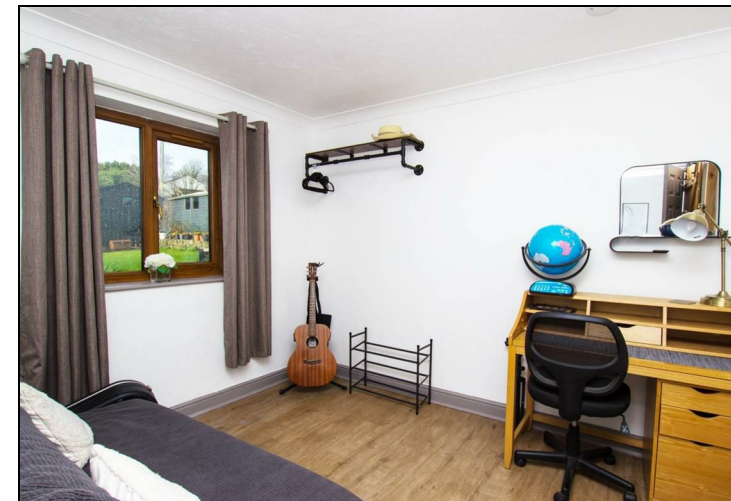
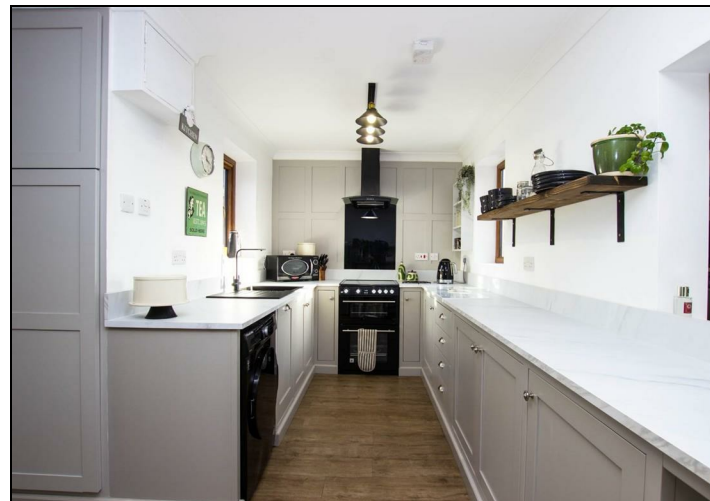
Positioned towards the upper end of Bog Height, the bungalow comes with very easy access onto the M65 motorway link along with access points into Blackburn & Darwen. For those who like a pub there are many highly regarding within walking distance including the award winning Black Bull & The Golden Cup.

Services - The property has a septic tank, air source heat pump and solar panels.

**OUR THOUGHTS** - *'If a rural style setting is what you crave, this true bungalow might just be the one!'*

## KEY FEATURES

- Beautiful Detached Bungalow
  - Semi Rural Location
- Amazing Surrounding Scenery
  - Three Bedrooms
- Newly Installed Open Plan Kitchen
  - Immaculate Throughout
  - Bathroom & En-Suite
  - Private Parking
  - No Onward Chain

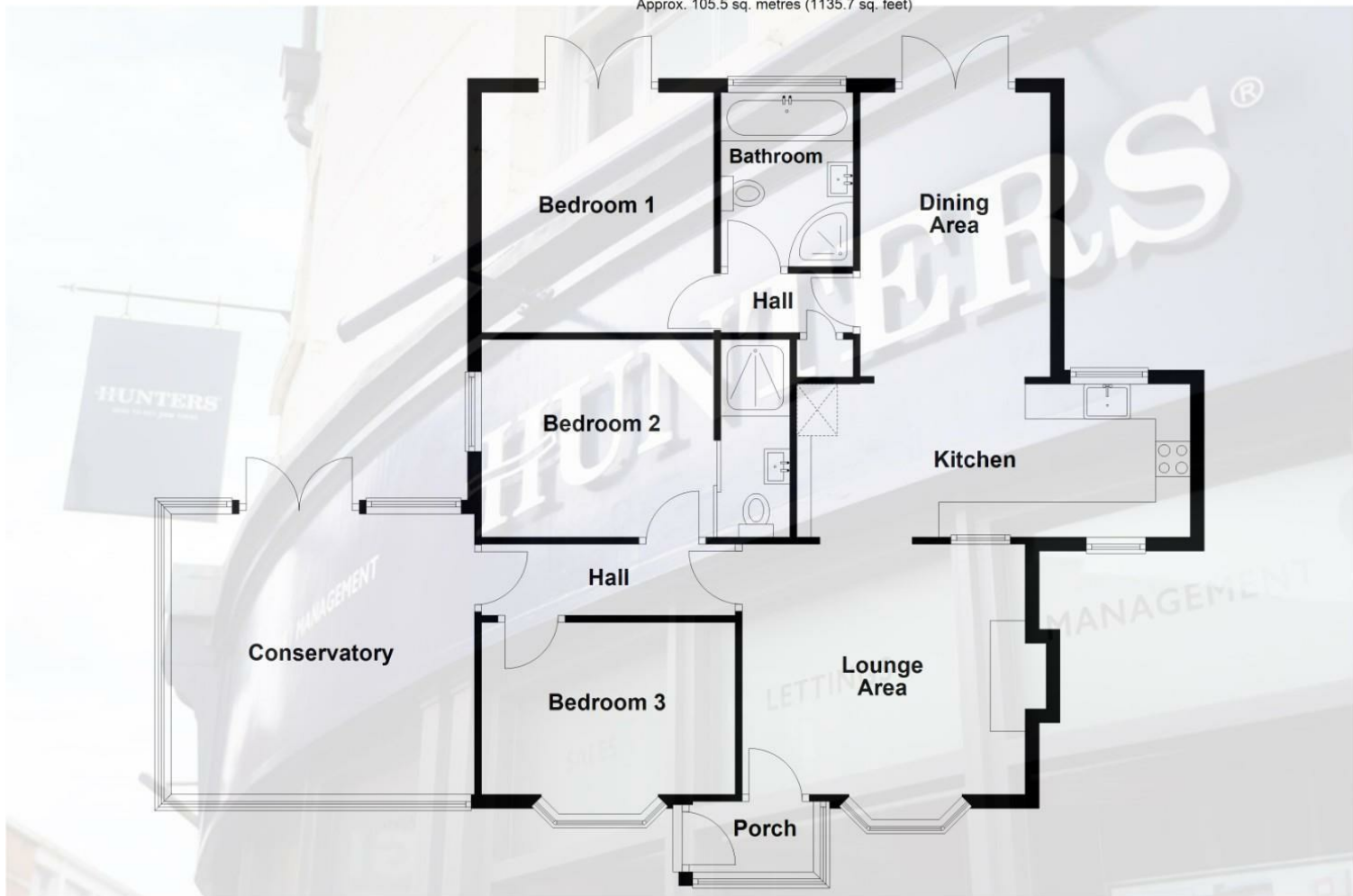






### Floor Plan

Approx. 105.5 sq. metres (1135.7 sq. feet)



Total area: approx. 105.5 sq. metres (1135.7 sq. feet)

