




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## St. Albans Road, Blackburn, BB1 4HA

### Offers Over £325,000

DETACHED BUNGALOWS LIKE THIS DON'T COME AROUND TOO OFTEN

Nestled on St. Albans Road in the charming area of Rishton, Blackburn, this exceptional detached bungalow presents a rare opportunity for discerning buyers. Bungalows of this calibre are a true find, offering both comfort and convenience in a sought-after location.

The property boasts a spacious layout, perfect for those seeking a single-storey living experience. The highlight of this home is the well-appointed wet room en-suite, providing a modern touch and ease of access. Additionally, the presence of an annexe adds versatility, making it ideal for guests, extended family, or even as a private office space.

A large garage complements the property, offering ample storage or the potential for a workshop, catering to various needs. The surrounding area is peaceful, yet conveniently located near local amenities, ensuring that everything you need is within easy reach.

This bungalow is not just a house; it is a home that promises a comfortable lifestyle. With its unique features and prime location, it is sure to attract considerable interest. Do not miss the chance to make this delightful property your own.

# St. Albans Road, Blackburn, BB1 4HA

Offers Over £325,000

 3  2  1  D

- Detached Bungalow In A Sought After Location
- Self Contained Annexe Space
- Off Road Parking
- Tenure - Leasehold
- Spacious And Versatile Living Accommodation
- Large Garage With Excellent Storage Potential
- EPC Rating - D
- Modern Wet Room En Suite
- Rare Opportunity In Rishton
- Council Tax Band - D

## Ground Floor

### Entrance

Composite front door to hall.

### Hall

30'5 x 11'4 (9.27m x 3.45m)

UPVC double glazed window, central heating radiator, coving, loft access, smoke alarm, doors to all rooms.

### Reception Room

20'5 x 11'9 (6.22m x 3.58m)

Three UPVC double glazed windows, two central heating radiators, coving, gas fire with marble surround, hardwood flooring.

### Kitchen

12'7 x 10'3 (3.84m x 3.12m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, laminate surfaces, stainless steel sink with mixer tap and draining board, integrated electric oven, four ring gas hob with extractor unit, tiled splashbacks, integrated fridge freezer, integrated microwave, plumbing for washing machine and dryer, spotlights, UPVC door to external and tiled flooring.

### Shower Room

10'8 x 5'10 (3.25m x 1.78m)

UPVC double glazed frosted window, heated towel rail, three piece suite comprising of a dual flush WC, pedestal glass basin with mixer tap, enclosed shower with direct feed shower with rainfall head and additional rinse head, tiled elevations, spotlights.

### Bedroom One

16'8 x 9'4 (5.08m x 2.84m)

UPVC double glazed window, central heating radiator, coving.

### Bedroom Three/ Reception Room

12'9 x 7'4 (3.89m x 2.24m)

UPVC double glazed window, central heating radiator, coving, spotlights, hardwood flooring.

### Bedroom Two

14'4 x 12'1 (4.37m x 3.68m)

UPVC double glazed window, central heating radiator, coving, spotlights, fitted wardrobes, hardwood flooring, door to wet room, stable door to external.

## Wet Room

8'2 x 7'6 (2.49m x 2.29m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a dual flush WC, floating basin with mixer tap, and a direct feed shower with rainfall head and additional rinse head, tiled elevations, extractor fan, spotlights, shaving point.

## External

Driveway, paved areas, bin storage, annexe and garage.

## Annexe

### Entrance

Composite front door to hall.

### Hall

11'1 x 4'8 (3.38m x 1.42m)

Storage heater, smoke alarm, spotlights, doors to all rooms, wood effect laminate flooring.

## Reception Room/ Kitchen

11'1 x 11 (3.38m x 3.35m)

Two UPVC double glazed windows, storage heater, spotlights, smoke alarm, a range of glossed wall and base units, granite effect surfaces, stainless sink with mixer tap and draining board, integrated electric oven, four ring induction hob, extractor unit, tiled splashbacks, space for fridge freezer, plumbing for washing machine and dryer, wood effect laminate flooring.

## Shower Room

7'3 x 5'2 (2.21m x 1.57m)

Heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, and an enclosed shower with direct feed and rinse head, extractor fan, spotlights, lino flooring.

## Bedroom

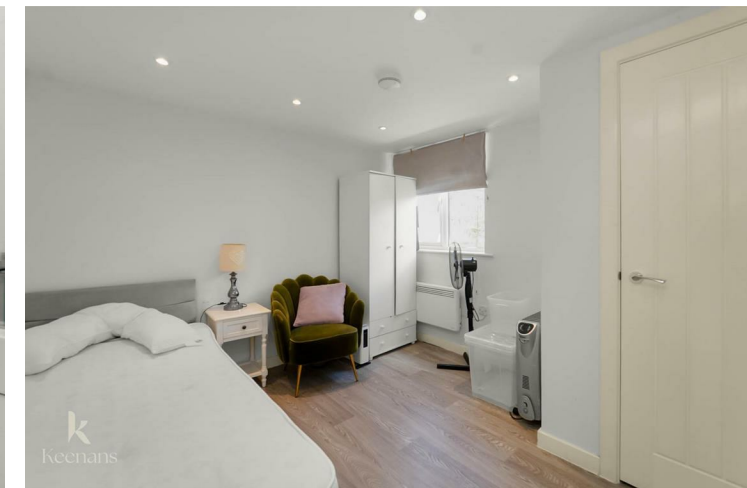
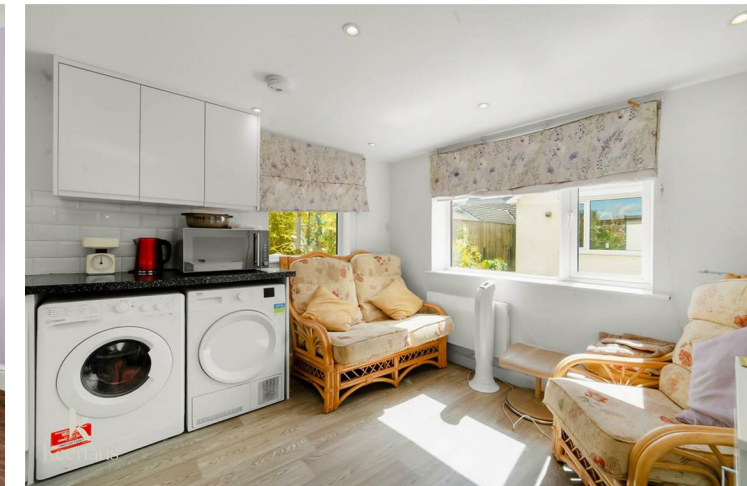
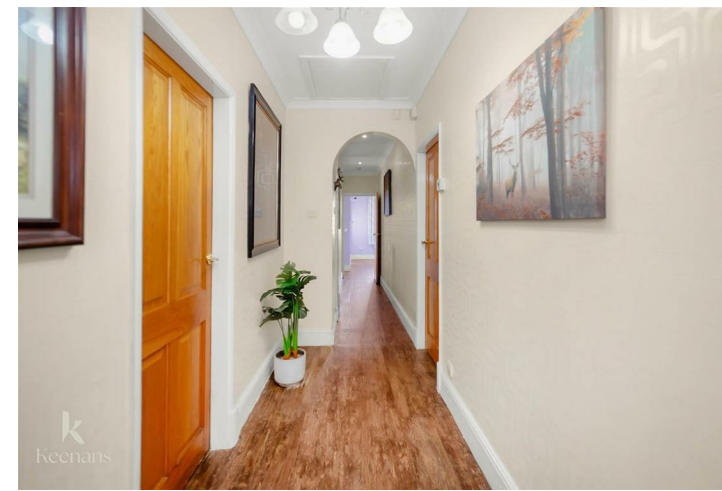
10'7 x 9'11 (3.23m x 3.02m)

UPVC double glazed window, storage heater, spotlights, smoke alarm, door to storage.

## Garage

24'1 x 15'7 (7.34m x 4.75m)

Manual swinging doors, electric supply, concrete flooring.



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