

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	75
(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.

Westwood Avenue, Rishton, BB1 4BZ

Offers Over £230,000

TWO BEDROOM DETACHED TRUE BUNGALOW BURSTING WITH POTENTIAL

Presenting Westwood Avenue in Rishton, Blackburn, this charming two-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. The property boasts a generous driveway, accommodating multiple vehicles, and a large garage, providing ample storage and convenience.

Upon entering, you will be welcomed by a spacious lounge, perfect for relaxation and entertaining guests. The large kitchen diner is a standout feature, offering a wonderful space for family meals and gatherings. The family bathroom is well-appointed, ensuring practicality for everyday living.

The expansive rear garden is a true gem, providing a private outdoor retreat where you can enjoy the fresh air and sunshine. This space is bursting with potential, ideal for gardening enthusiasts or those looking to create a tranquil oasis.

Situated in a great location, this bungalow is surrounded by local amenities and offers easy access to nearby transport links, making it a perfect choice for families and professionals alike. With its combination of space, convenience, and potential, this property is not to be missed. Whether you are looking to downsize or seeking a new family home, this bungalow on Westwood Avenue is sure to impress.

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 **2**  **1**  **1**  **D**

- Tenure TBC
- Off Road Parking With Access To A Spacious Garage
- Bursting With Potential
- Close Proximity To Local Amenities
- Council Tax Band D
- Two Generously Sized Bedrooms
- Ample Garden Space
- EPC Rating D
- Ideal Home For A Couple Or Single Occupancy
- Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

16'5 x 8'5 (5.00m x 2.57m)

Central heating radiator, coving, smoke alarm, loft access, doors to kitchen/diner, two bedrooms, bathroom and storage.

Reception Room

18'8 12'2 (5.69m x 3.71m)

UPVC double glazed window, two central heating radiators, coving, gas fire with exposed stone surround and wood mantle and two feature wall lights.

Bedroom One

12'1 x 11'10 (3.68m x 3.61m)

UPVC double glazed window, central heating radiator, coving and storage.

Bathroom

7'8 x 6'5 (2.34m x 1.96m)

UPVC double glazed frosted window, central heating towel rail, low flush WC, pedestal wash basin, panel bath and tiled effect flooring.

Bedroom Two

11'9 x 11'5 (3.58m x 3.48m)

UPVC double glazed window, central heating radiator and storage.

Kitchen/Diner

16'8 x 11'9 (5.08m x 3.58m)

UPVC double glazed box window, UPVC double glazed window, wall and base units, granite effect work top, double sink and draining board with mixer tap, four ring electric Zanussi hob, plumbed for washing machine, oven and microwave in a high rise unit, integrated fridge, central heating radiator, part tiled elevation, tiled effect flooring and door to garage.

Garage

26'8 x 10' (8.13m x 3.05m)

Two UPVC double glazed frosted windows, hard wood single glazed door to rear, storage, power and lighting.

External

Front

Laid to lawn garden, bedding areas, mature shrubs and drive for off road parking with access to garage.

Rear

Enclosed laid to lawn garden, paving, bedding areas, mature shrubs, hedges and tree.



Tel: 01254389384

www.keenans-estateagents.co.uk