



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(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.

## Winnipeg Close, Blackburn, BB2 7DX

£275,000

CHARMING THREE BEDROOM DETACHED BUNGALOW

Located in the desirable area of Winnipeg Close, Blackburn, this charming three-bedroom detached true bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. The property boasts a generous lounge that invites natural light, creating a warm and welcoming atmosphere. Adjacent to the lounge, you will find a bright conservatory, perfect for enjoying the garden views throughout the seasons.

The modern kitchen is well-equipped, providing a functional space for culinary enthusiasts, while the contemporary shower room adds to the convenience of daily living. Each of the three generously sized bedrooms offers ample space for relaxation and personalisation, making it easy to create your ideal sanctuary.

The beautifully landscaped garden is a standout feature, providing a tranquil outdoor space for entertaining or simply unwinding in nature. Additionally, the property benefits from a

# Winnipeg Close, Blackburn, BB2 7DX

£275,000

 3  1  1  D

- Detached Bungalow
- Contemporary Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: D
- Three Bedrooms
- Three Piece Shower Room
- Tenure: Freehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: C

## Vestibule

3'11 x 3'6 (1.19m x 1.07m)

UPVC stainless glass leaded entrance door, coving, spotlights, meter cupboard, wood effect flooring and door to hall.

## Hall

13' x 8'4 (3.96m x 2.54m)

Central heating radiator, coving, smoke alarm, loft access, spotlights, two feature wall lights, wood effect flooring and doors to reception room, kitchen, three bedrooms and shower room.

## Bedroom One

11'10 x 8'10 (3.61m x 2.69m)

UPVC double glazed window, central heating radiator, coving, spotlights, feature wall lights and fitted wardrobes.

## Bedroom Two

10'9 x 6'10 (3.28m x 2.08m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

## Bedroom Three

9'11 x 8'10 (3.02m x 2.69m)

UPVC double glazed window, central heating radiator and coving.

## Shower Room

8'11 x 5'4 (2.72m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with traditional taps, direct feed shower in enclosure, PVC panel ceiling, tiled elevation and lino flooring.

## Reception Room

19'11 x 10'10 (6.07m x 3.30m)

UPVC double glazed window, central heating radiator, coving, electric fire and hardwood double doors to conservatory.

## Conservatory

16'11 x 12'3 (5.16m x 3.73m)

UPVC double glazed windows, two central heating radiators, ceiling fan, polycarbonate roof, wood effect flooring and UPVC double glazed French doors to rear.

## Kitchen

20'2 x 9'10 (6.15m x 3.00m)

UPVC double glazed window, spotlights, gloss wall and base units, laminate worktops, composite sink with draining board and mixer tap, integrated double oven, four ring induction hob, extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, tiled floor and UPVC double glazed door to rear.

## External

### Front

Laid to lawn garden, mature hedges and block paved drive leading to garage.

### Garage

17'2 x 10'10 (5.23m x 3.30m)

UPVC double glazed window, Vaillant boiler, power and UPVC double glazed frosted door to rear.

### Rear

Enclosed laid to lawn garden, paving, bedding areas, slate chips and stone chips.



Tel: 01254916276

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)