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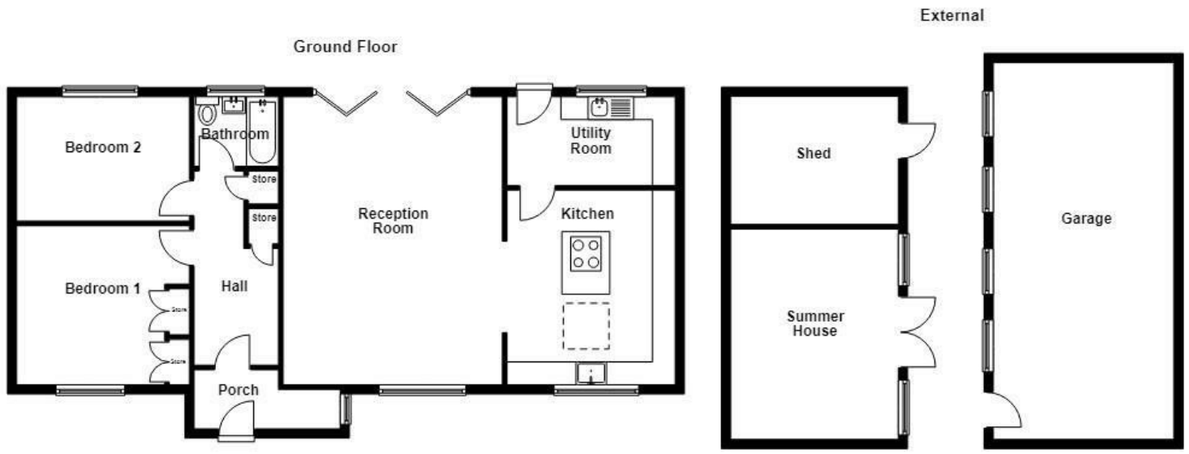
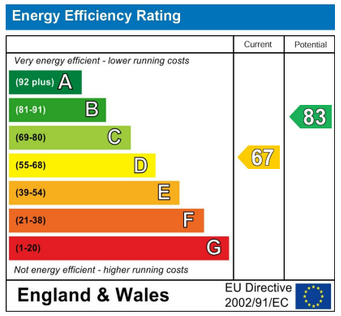


Total area: approx. 154.1 sq. metres (1659.2 sq. feet)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Blackburn Road, BB5 1HD
Tel: 01254916276 | Email: blackburn@keenans-estateagents.co.uk
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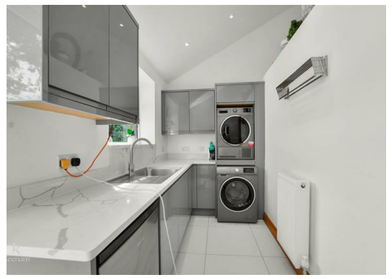


Parklands Way, Blackburn, BB2 4QS

Offers Over £299,950

A MODERN TWO BEDROOM DETACHED TRUE BUNGALOW IN A SOUGHT AFTER LOCATION

Situated in the desirable area of Parklands Way, Blackburn, this charming two-bedroom detached true bungalow offers a perfect blend of comfort and modern living. The property boasts a low-maintenance rear garden, ideal for those who prefer to spend their time enjoying their home rather than tending to it. The driveway provides ample off-road parking for multiple vehicles, ensuring convenience for you and your guests.

Upon entering, you are welcomed into a spacious lounge that features stylish decor, creating a warm and inviting atmosphere. This area seamlessly opens into a contemporary kitchen diner, complete with an island and high-end fitted appliances, making it a delightful space for both cooking and entertaining. Additionally, a separate utility room adds to the practicality of the home.

The bungalow comprises two generously sized double bedrooms, providing plenty of space for relaxation and rest. The family bathroom is well-appointed, catering to all your needs. Storage will never be an issue, as the property offers ample storage solutions throughout.

For those seeking extra space, the outhouse and summer house present versatile options for a home office, gym, or simply a peaceful retreat. The garage further enhances the property's appeal, offering additional storage or workshop potential.

Ready to move into, this delightful bungalow is situated in the heart of Blackburn, conveniently located on a bus route and within easy reach of motorway links. This property is an excellent opportunity for anyone looking for a comfortable and stylish home in a well-connected area. Don't miss your chance to make this lovely bungalow your own.

Parklands Way, Blackburn, BB2 4QS

Offers Over £299,950

2 1 1 D

- Modern Two-Bedroom Detached True Bungalow
- Two Generously Sized Double Bedroom
- Off Road Parking
- Tenure - Freehold
- Sought-After Parklands Way Location
- Garage, Outhouse And Summer House
- EPC Rating - D
- Contemporary Kitchen Diner With Island
- Low-Maintenance Rear Garden
- Council Tax Band - C

Entrance

Composite partially frosted door to porch.

Porch

10'4 x 4'3 (3.15m x 1.30m)

Two UPVC double glazed windows, spotlights, UPVC frosted door to hall.

Hallway

13'11 x 6'2 (4.24m x 1.88m)

Central heating radiator, spotlights, smoke alarm, loft access, doors to two bedrooms, bathrooms, reception room and storage, wood effect lino flooring.

Reception Room

20'8 x 15'9 (6.30m x 4.80m)

UPVC double glazed window, upright central heating radiator, spotlights, wood effect lino flooring, open to kitchen, UPVC double glazing bi-folding doors to rear.

Bedroom One

12'2 x 11'11 (3.71m x 3.63m)

UPVC double glazed window, central heating radiator, coving, wood effect lino flooring.

Bedroom Two

12'5 x 8'11 (3.78m x 2.72m)

UPVVC double glazed window, central heating radiator, coving, wood effect lino flooring.

Kitchen

14 x 12'1 (4.27m x 3.68m)

UPVC double glazed window, Velux window, spotlights, smoke alarm, central heating radiator, gloss wall and base units with granite marble effect surfaces, one and a half sink with mixer tap, four ring induction hob, integrated dishwasher, oven and microwave, tiled flooring, door to utility room.

Bathroom

6'1 x 4'4 (1.85m x 1.32m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with waterfall mixer tap and a P shaped bath with waterfall mixer tap and direct feed shower, PVC ceiling, spotlights, tiled elevations and wood effect tiled flooring.

Utility Room

12'2 x 5'8 (3.71m x 1.73m)

UPVC double glazed window, central heating radiator, glossed wall and base units with granite surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, spotlights, tiled flooring, UPVC double glazed door to rear.

External

Out Building

27 x 13 (8.23m x 3.96m)

Four UPVC double glazed windows, UPVC frosted door to external.

Shed

12'4 x 9'1 (3.76m x 2.77m)

PVC ceiling, spotlights.

Summer House

15 x 12'1 (4.57m x 3.68m)

Two UPVC double glazed windows, door to external, PVC ceiling, spotlights.

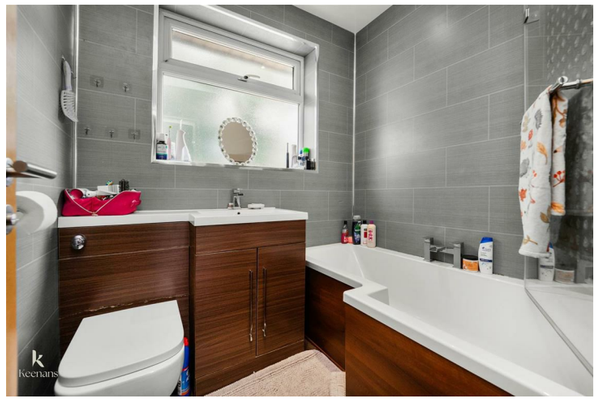
Garage

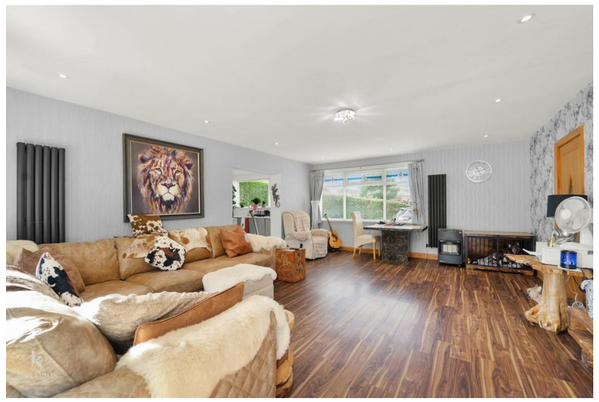
Rear

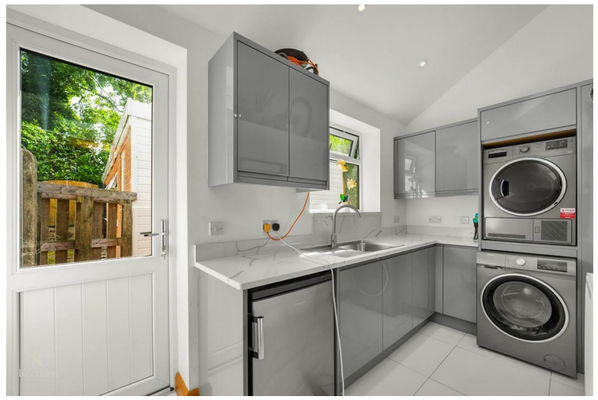
Stone flagged area, stone chippings.

Front

Driveway, block pathway, stone chippings, flagged areas.







Tel: 01254916276

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