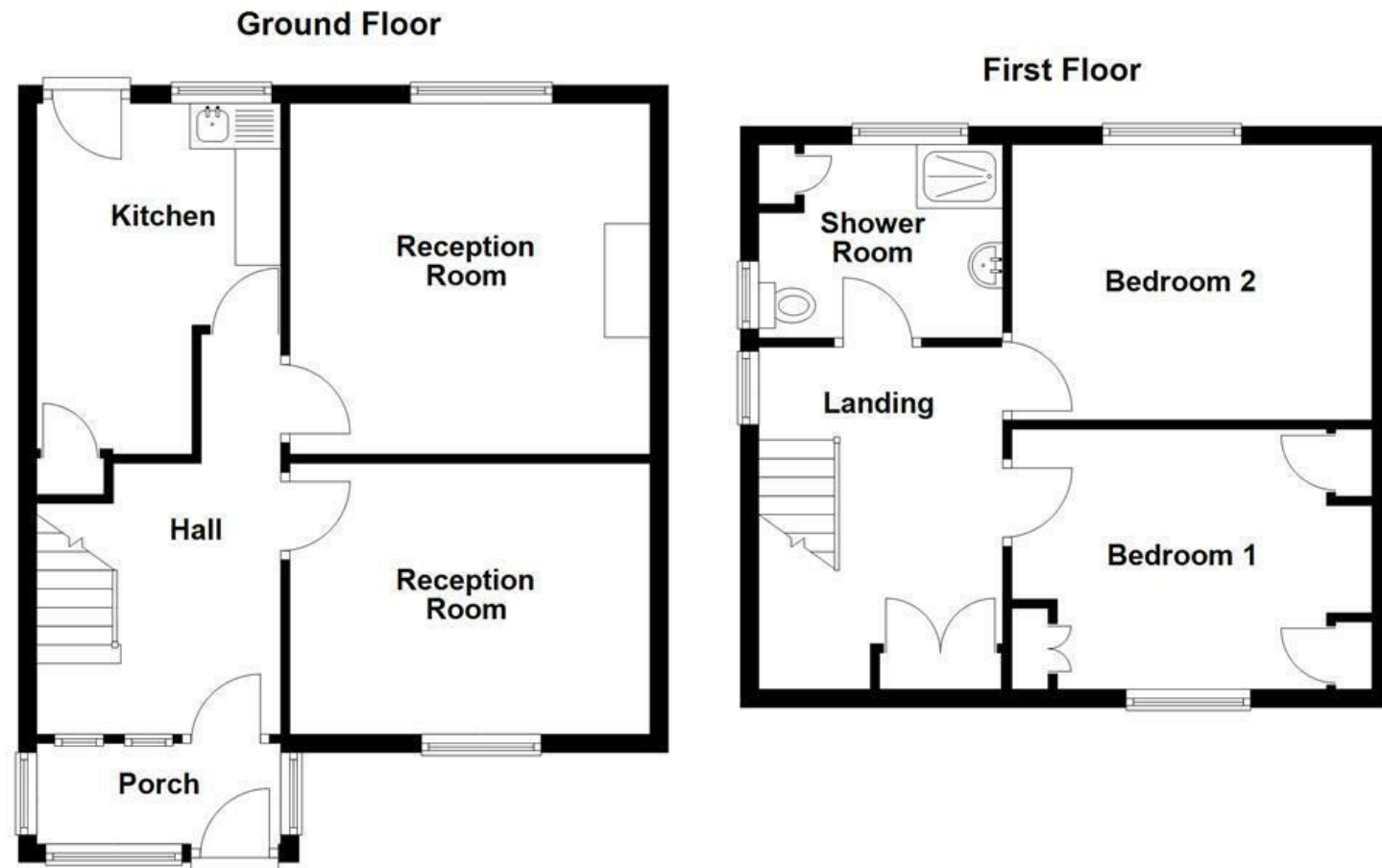




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Pleckgate Road, Blackburn, BB1 8QR

£150,000

TWO BEDROOM DORMER BUNGALOW IN A SOUGHT AFTER LOCATION

Located on Pleckgate Road in Blackburn, this charming dormer semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and versatile living space. Boasting two generously sized double bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

As you enter, you will find two spacious reception rooms that offer ample space for relaxation and entertaining. The large kitchen is well-equipped and provides a perfect setting for culinary enthusiasts to create delightful meals. The layout of the bungalow is designed to maximise comfort and functionality, making it a wonderful place to call home.

The exterior of the property features a garage and a driveway, ensuring convenient off-road parking. The low-maintenance rear garden is a delightful addition, providing a private outdoor space for enjoying the fresh air or hosting gatherings with friends and family.

With a wealth of potential, this bungalow invites you to explore the possibilities of personalising the space to suit your lifestyle. Whether you envision a tranquil garden retreat or a vibrant family hub, this property is ready to accommodate your dreams.

In summary, this dormer bungalow on Pleckgate Road is a rare find, combining practicality with the promise of future enhancements. Do not miss the chance to make this lovely property your own.

Pleckgate Road, Blackburn, BB1 8QR
£150,000

 2  1  2  C

- Semi Detached Dormer Bungalow
 - Kitchen
 - Off Road Parking And Garage
 - EPC Rating: C
- Two Bedrooms
 - Three Piece Shower Room
 - Tenure: Freehold
- Two Reception Rooms
 - Gardens To Front And Rear
 - Council Tax Band: C

Ground Floor

Porch
8'2 x 3'8 (2.49m x 1.12m)
UPVC double glazed entrance door, three UPVC double glazed windows, two UPVC double glazed frosted windows and UPVC double glazed door to hall.

Hall
13'11 x 8' (4.24m x 2.44m)
Central heating radiator, coving, stairs to first floor and doors to two reception rooms and kitchen.

Reception Room One
13'9 x 9'9 (4.19m x 2.97m)
UPVC double glazed window, central heating radiator, coving, gas fire and wood surround and mantle.

Reception Room Two
13' x 12'8 (3.96m x 3.86m)
UPVC double glazed window, central heating radiator, coving, gas fire and marble effect hearth and surround.

Kitchen
12'10 x 8'10 (3.91m x 2.69m)
Two UPVC double glazed windows, central heating radiator, coving, wall and base units, laminate worktops, stainless steel sink with draining board and traditional taps, space for freestanding cooker, space for fridge freezer, plumbing for washing machine, under stairs storage, part tiled elevation and UPVC double glazed door to rear.

First Floor

Landing
9'4 x 7'7 (2.84m x 2.31m)
UPVC double glazed frosted window, coving, loft access, smoke alarm, storage and doors to two bedrooms and shower room.

Bedroom One
13'8 x 9'6 (4.17m x 2.90m)
UPVC double glazed window, central heating radiator, coving and storage.

Bedroom Two
13'1 x 9'11 (3.99m x 3.02m)
UPVC double glazed window, central heating radiator and coving.

Shower Room
9'1 x 7' (2.77m x 2.13m)
Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, electric feed shower in double enclosure, extractor fan, storage and part tiled elevation.

External

Front
Bedding areas, block paving, stone chips and driveway leading to garage.

Rear
Paving, stone chips bedding areas and garage.

Garage
17'10 x 12'1 (5.44m x 3.68m)
Up and over door, single glazed window, storage and power,

