


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(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.

## Kings Bridge Close, Blackburn, BB2 4RY

### Offers Over £150,000

THREE BEDROOM SEMI DETACHED HOME WITH GARAGE AND DRIVEWAY

Welcome to this charming semi detached house located on Kings Bridge Close in Blackburn. This delightful property offers a perfect blend of comfort and modern living, making it an ideal family home.

As you enter, you are greeted by a spacious lounge that features double doors leading to a contemporary kitchen diner. This open-plan area is designed for both relaxation and entertaining, flowing seamlessly into a bright conservatory that overlooks the beautifully laid-to-lawn garden. The garden provides a lovely outdoor space for children to play or for hosting summer gatherings.

The first floor boasts three generously sized bedrooms, including two doubles, ensuring ample space for family members or guests. The family bathroom is conveniently located on this level, providing easy access for all.

This home is presented in neutral decor throughout, allowing you to move in with ease and add your personal touch. With a drive and garage, parking is never a concern, making this property not only practical but also highly desirable.

Kings Bridge Close is situated in a friendly neighbourhood, close to local amenities and schools, making it a great choice for families. This property is ready for you to make it your own, so do not miss the opportunity to view this wonderful home.

# Kings Bridge Close, Blackburn, BB2 4RY

Offers Over £150,000

 3  1  1  D

- Three Bedroom Semi Detached Home
- Garage
- Bright Conservatory
- EPC Rating D
- Envious Laid To Lawn Garden Space
- Spacious Reception Room
- Council Tax Band B
- Driveway For Off Road Parking
- Modern Kitchen/Dining Area
- Tenure Leasehold

## Ground Floor

### Entrance Hall

5'8 x 3'8 (1.73m x 1.12m )

### Reception Room

14'9 x 12'7 (4.50m x 3.84m )

### Kitchen/Dining Area

17'1 x 8'10 (5.21m x 2.69m )

### Conservatory

15'9 x 9'4 (4.80m x 2.84m )

## First Floor

### Landing

7'11 x 6'5 (2.41m x 1.96m)

### Bedroom One

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

### Bedroom Two

11'5 x 9'10 (3.48m x 3.00m )

### Bedroom Three

7'8 x 7'4 (2.34m x 2.24m )

### Bathroom

7'9 x 5'5 (2.36m x 1.65m )

## External

### Garage

### Front

Paved driveway with laid to lawn garden, bedding areas, stone chippings and shrubs.

### Rear

Enclosed laid to lawn garden with stone flags, stone chippings and timber shed.



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