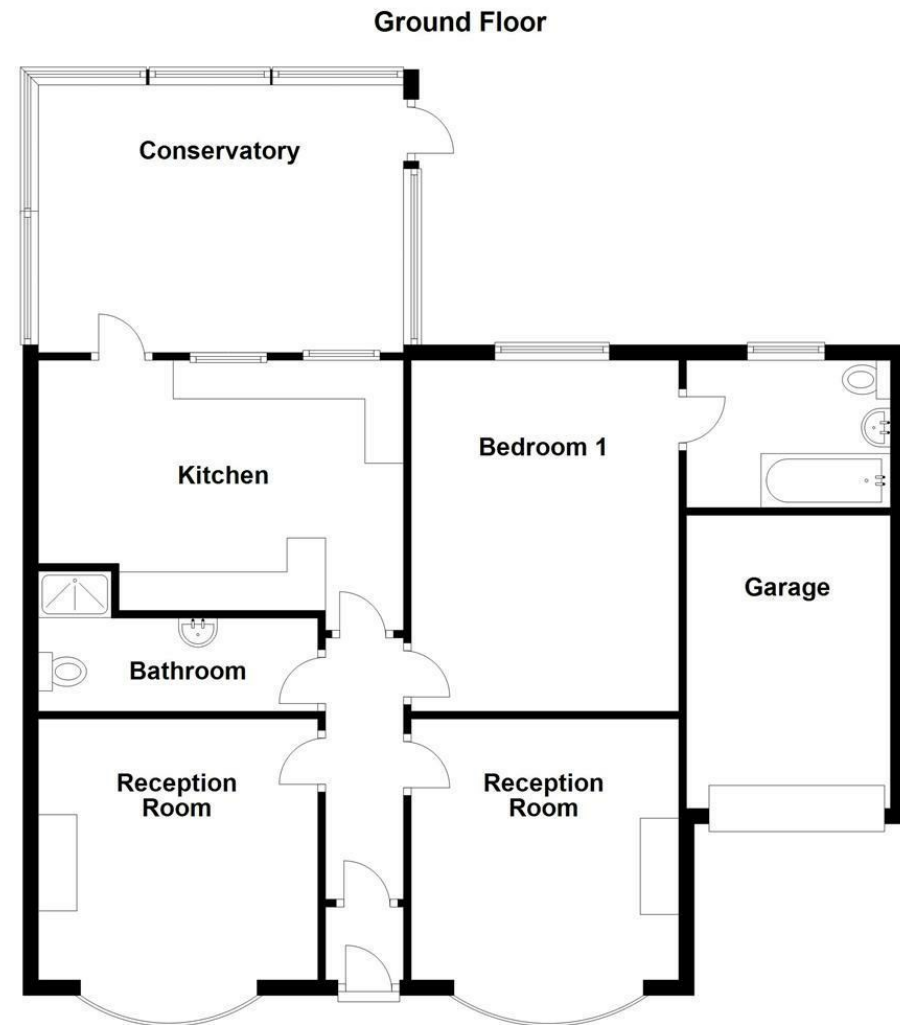




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Pleckgate Road, Blackburn, BB1 8QR

Offers Over £190,000

TWO BEDROOMED TRUE BUNGALOW IN A WELL REGARDED AREA OF BLACKBURN

We are excited to bring this bright true bungalow to the market in the popular town of Blackburn. Boasting spacious rooms throughout, this property is perfect for first time buyers or somebody looking for a very convenient downsize. This property is also just a short drive away from well regarded schools, local amenities and commuter routes to nearby towns and villages. With a bright living room, a bright fitted kitchen, a conservatory, two double bedrooms, a three piece bathroom suite and a three piece en suite as well a garage and off-road parking, this property is situated in a highly regarded area.

This property comprises briefly: entrance into the vestibule which has access to the hallway. The hallway has doors providing access into the living room, kitchen, bathroom and two bedrooms. From the kitchen, there is access to the conservatory and from the main bedrooms, there is access to the three piece en suite. Externally, this property offers a rear, enclosed, laid to lawn garden with mature shrubs and a paved patio area. To the front, there is a laid to lawn garden with bedding areas and off-road parking, as well as access to the garage.

Viewings can be arranged by contacting our Blackburn team.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	80
(81-91) B		
(69-80) C		
(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

Offers Over £190,000

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

- EPC Rated D
- Council Tax Band C
- Beautifully Presented
- Freehold Property
- Spacious Front and Rear Garden
- Well Located
- Off Road Parking
- Excellent Public Transport Routes
- Close Motorway Links

Ground Floor

Vestibule
3'01 x 3'01 (0.94m x 0.94m)
Wood single glazed door to hall.

Hall
11'06 x 2'10 (3.51m x 0.86m)
Central heating radiator, smoke alarm, doors to two reception rooms, a bathroom, a bedroom and a kitchen.

Reception Room One
11'07 x 11'04 (3.53m x 3.45m)
UPVC double glazed bay window, central heating radiator, coving, smoke alarm, electric fire, wood mantle.

Reception Room Two
11'05 x 11'05 (3.48m x 3.48m)
UPVC double glazed bay window, central heating radiator, gas fire, wood mantle.

Bathroom
11'04 x 6'09 (3.45m x 2.06m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer taps, main feed shower, attic access, part tiled elevations, tiled floor.

Bedroom
14'10 x 11'05 (4.52m x 3.48m)
UPVC double glazed window, central heating radiator, coving, smoke alarm, doors to ensuite.

Ensuite
8'11 x 6'04 (2.72m x 1.93m)
UPVC double glazed window, central heating radiator, ow basin WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps, part tiled elevations, laminate flooring.

Kitchen
15'10 x 10'02 (4.83m x 3.10m)
Two wood single glazed window's, central heating radiator, laminate wall and base units, worktops, stainless steel sink and drainer with mixer taps, freestanding Zanussi oven, four ring gas hob and extractor hood, plumbing for washing machine / dryer, space for full length fridge and freezer, coving, integrated storage, gas fire, laminate flooring, door to conservatory.

Conservatory
15'10 x 10'01 (4.83m x 3.07m)
Full UPVC surround,

Garage
13'06 x 8'12 (4.11m x 2.44m)



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