

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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Alder Bank, Blackburn, BB2 1UG

70% Shared ownership £115,000

SEMI DETACHED TRUE BUNAGLOW - RETIREMENT LIVING

Located in the charming area of Alder Bank, Blackburn, this delightful true bungalow offers an exceptional opportunity for buyers aged 60 and over seeking a modern and low-maintenance home. With a shared ownership of 70%, this property is an ideal choice for first-time buyers or those looking to downsize.

The bungalow boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The fully renovated interior features a contemporary kitchen and a stylish bathroom, ensuring that you can enjoy modern living at its finest. The lounge is particularly inviting, enhanced by a media wall that creates a perfect setting for entertainment and leisure.

Outside, the property is complemented by both front and rear gardens, designed for low maintenance, allowing you to enjoy the outdoors without the burden of extensive upkeep. A convenient driveway adds to the practicality of this home, making parking a breeze.

Situated in a great location, this bungalow is just a stone's throw away from the town centre, offering easy access to a variety of shops, amenities, and local attractions. Whether you are looking to enjoy the vibrant community or simply relax in your own private space, this property presents a wonderful opportunity to embrace a comfortable lifestyle.

In summary, this beautifully renovated true bungalow in Alder Bank is a rare find, combining modern features with a convenient location. Do not miss the chance to make this lovely home your own.

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- Tenure Leasehold
 - Off Road Parking With Drive
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Two Well Proportioned Bedrooms
 - Enclosed rear Garden Space
- EPC Rating C
 - Retirement Living - Aged 60 and Over
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

4'3 x 3'5 (1.30m x 1.04m)

Two UPVC double glazed windows and UPVC double glazed frosted door to hall.

Hall

14'9 x 4' (4.50m x 1.22m)

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

Reception Room

16'9 x 10'8 (5.11m x 3.25m)

UPVC double glazed window, upright central heating radiator, spotlights, inset electric fire and media wall, wood effect flooring.

Kitchen

11'2 x 8' (3.40m x 2.44m)

UPVC double glazed window, central heating radiator, wall and base units, wood effect work top, composite sink and drainer with mixer tap, integrated oven, Hotpoint four ring hob, Hotpoint extractor fan, integrated fridge freezer, part tiled elevation, spotlights and wood effect flooring.

Bedroom One

13'7 x 9'2 (4.14m x 2.79m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm and storage.

Bedroom Two

12'2 x 10' (3.71m x 3.05m)

UPVC double glazed sliding doors to rear, upright central heating radiator, spotlights and wood effect flooring.

Bathroom

8'2 x 5'9 (2.49m x 1.75m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, part marble effect elevation, spotlights, extractor fan and tiled flooring.

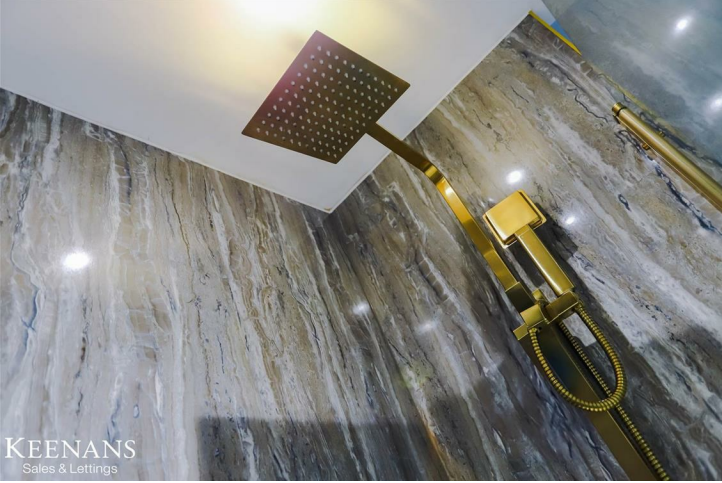
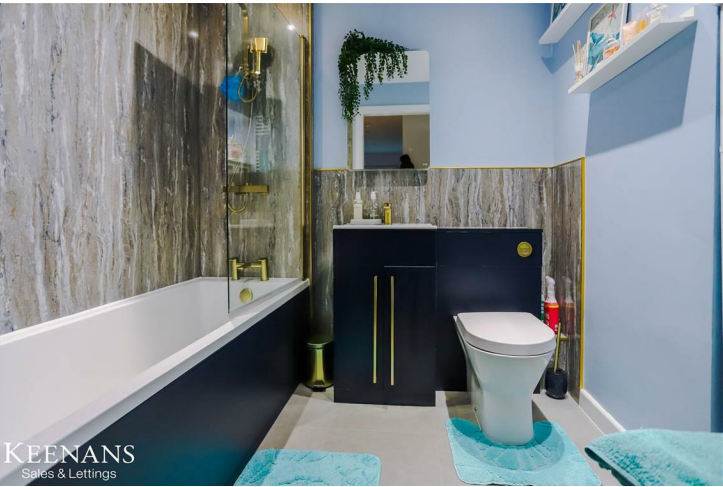
External

Rear

Enclosed stone paved garden.

Front

Drive, stone paving, bedding areas and stone chippings.



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