



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Shorrock Lane, Blackburn, BB2 4TS

### Offers Over £180,000

ENVIABLE TWO BEDROOM TRUE BUNGALOW - NO ONWARDS CHAIN!

Located on the charming Shorrock Lane in Blackburn, this delightful two-bedroom true bungalow offers a perfect blend of comfort and modern living. The property boasts a spacious lounge, ideal for relaxation and entertaining, providing a warm and inviting atmosphere.

The stunning kitchen diner is a true highlight, featuring underfloor heating that adds a touch of luxury to your culinary experiences. This well-designed space is complemented by a separate utility room, ensuring practicality and convenience for everyday tasks.

Outside, the landscaped garden presents a serene retreat, perfect for enjoying the outdoors or hosting gatherings with family and friends. The property also includes a garage and driveway, providing ample parking and storage solutions.

Situated in a great location, this bungalow is conveniently close to local amenities, making daily errands and leisure activities easily accessible. This home is an excellent opportunity for those seeking a peaceful yet connected lifestyle in Blackburn. Don't miss the chance to make this lovely bungalow your own.



# Shorrock Lane, Blackburn, BB2 4TS

## Offers Over £180,000



- Tenure Rentcharge
- Off Road Parking With Drive
- Two Generously Sized Bedrooms
- Close Proximity To Local Amenities
- Council Tax Band C
- Ideal Home For A Couple Wishing To Downsize Or Single Occupancy
- Fitted Kitchen/Diner With Underfloor Heating
- EPC Rating TBC
- Viewing Essential
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Composite frosted door to hall.

#### Hall

13'8 x 3'3 (4.17m x 0.99m)

Central heating radiator, coving, smoke alarm, doors to bedroom, reception room, open access to kitchen/diner and hard wood floor.

#### Reception Room

13'5 x 12'6 (4.09m x 3.81m)

UPVC double glazed box window, central heating radiator, coving, two feature wall lights, electric fire with surround and television point.

#### Bedroom One

13'5 x 12'6 (4.09m x 3.81m)

UPVC double glazed box window, central heating radiator, coving and storage.

#### Bedroom Two

12'3 x 10'11 (3.73m x 3.33m)

UPVC double glazed window, central heating radiator, coving and storage.

#### Kitchen/Diner

18'5 x 8' (5.61m x 2.44m)

UPVC double glazed window, upright central heating radiator, coving, plinth, panel wall and base units, laminate work top, ceramic sink with mixer tap, double oven in a high rise unit, four ring electric hob, integrated microwave and dishwasher, tiled floor with under floor heating, fitted seating area with storage, doors to bathroom and utility.

#### Utility

11'3 x 7'3 (3.43m x 2.21m)

Two UPVC double glazed windows, UPVC double glazed frosted door to rear, panel wall and base units, granite work top, plumbed for washing machine, space for fridge freezer, spotlights, central heating radiator, tiled floor and storage.

#### Bathroom

7'7 x 7'6 (2.31m x 2.29m)

UPVC double glazed frosted window, central heating radiator, tiled panel bath with mixer tap, overhead direct feed shower, dual flush WC, pedestal wash basin with mixer tap, extractor fan, tiled elevation and tiled floor.

#### External

##### Rear

Enclosed garden with artificial lawn, stone chippings, bedding area and paving.

##### Front

Block paved drive, slate and stone chippings, access to garage and bedding areas.



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