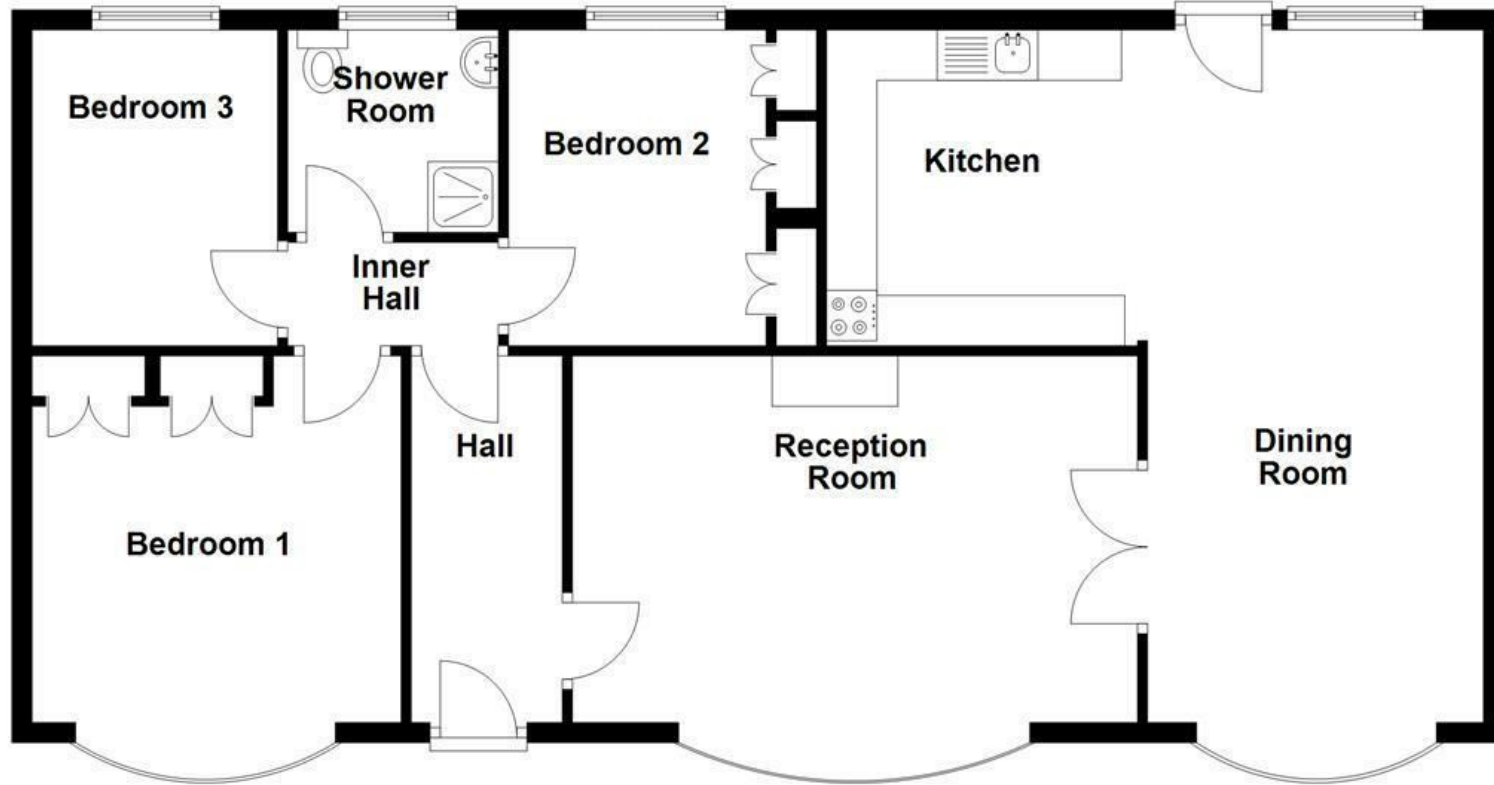



Ground Floor
Approx. 100.2 sq. metres (1078.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

Beech Mount, Blackburn, BB1 9BP

£250,000

A BRIGHT THREE BEDROOM DETACHED TRUE BUNGALOW

Located on Beech Mount, Ramsgreave, Blackburn, this delightful three-bedroom extended true bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious lounge that invites relaxation, seamlessly flowing into an open-plan kitchen diner, ideal for both family gatherings and entertaining guests.

The bungalow features three well-proportioned bedrooms, providing ample space for family or guests. An accessible shower room adds to the practicality of the home, ensuring ease of use for all. The property is complemented by a detached garage, providing additional storage or parking options.

Surrounding the bungalow is a wrap-around garden, offering a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The driveway provides convenient off-road parking, enhancing the property's appeal.

Situated close to local amenities and with excellent motorway links, this home is perfectly positioned for those seeking both tranquillity and accessibility. Whether you are a growing family or looking to downsize, this bungalow presents a wonderful opportunity to enjoy comfortable living in a desirable location.

Some photos have been virtually staged to help you envision your dream home!

Beech Mount, Blackburn, BB1 9BP

£250,000



- Three Spacious Bedrooms
- Wrap-Around Garden
- Council Tax Band D
- EPC Rating D
- Extended True Bungalow
- Driveway For Easy Off Road Parking And Detached Garage
- Close To Local Amenities
- Tenure Leasehold
- Spacious Lounge Area And Open Plan Kitchen/Dining Area
- Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

13' x 4'10 (3.96m x 1.47m)

Central heating radiator, coving, storage, meter cupboard, doors to reception room and inner hall.

Reception Room

18'5 x 11'11 (5.61m x 3.63m)

UPVC double glazed bow window, central heating radiator, coving, coal effect gas fire, spotlights, pendant lighting, wood effect flooring and double doors to dining room.

Dining Room

22'6 x 10'10 (6.86m x 3.30m)

UPVC double glazed bow window, UPVC double glazed window, two central heating radiators, coving, spotlights, wood effect flooring, open to kitchen and UPVC single glazed door to rear.

Kitchen

10'2 x 9'5 (3.10m x 2.87m)

UPVC double glazed window, wall and base units, wood effect work top, composite one and a half sink and drainer with mixer tap, double oven, four ring induction hob, extractor hood, plumbed for washing machine, integrated fridge freezer and dishwasher, spotlights.

Inner Hall

7'5 x 2'9 (2.26m x 0.84m)

Loft access, coving, doors to three bedrooms and shower room.

Bedroom One

12' x 12' (3.66m x 3.66m)

UPVC double glazed bow window, central heating radiator, coving and fitted wardrobe.

Bedroom Two

12'10 x 10'9 (3.91m x 3.28m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Three

10'4 x 8' (3.15m x 2.44m)

UPVC double glazed window, central heating radiator, coving.

Shower Room

7'1 x 6'7 (2.16m x 2.01m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, walk in electric feed shower, PVC to ceiling, spotlights, tiled elevation and tiled floor.

External

Front

Laid to lawn garden, stone chippings and shrubbery.

Rear

Laid to lawn garden Indian stone paving, stone chippings and shrubbery, garage and stone flag drive.



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