



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

Stone Hill Drive, Blackburn, BB1 5TR

Offers Over £150,000

IMPRESSIVE TWO BEDROOM SEMI DETACHED TRUE BUNGALOW

Welcome to Stone Hill Drive in Blackburn, this tastefully decorated two-bedroom true bungalow offers a delightful blend of modern living and comfort. As a semi-detached property, it provides a sense of privacy while still being part of a welcoming community.

Upon entering, you will be greeted by a spacious lounge that invites relaxation and social gatherings. The fully renovated kitchen is a highlight, featuring contemporary finishes that make cooking a pleasure. The modern shower room has also been thoughtfully updated, ensuring convenience and style.

The exterior of the property is equally impressive, boasting a block-paved gated driveway that provides ample off-road parking, a valuable asset in today's busy world. The stunning landscaped garden is a true oasis, perfect for enjoying the outdoors, whether you are entertaining guests or simply unwinding after a long day.

This bungalow is an ideal choice for those seeking a low-maintenance lifestyle without compromising on quality or aesthetics. With its modern amenities and beautiful surroundings, it is a property that truly deserves your attention. Don't miss the opportunity to make this lovely home your own.

Stone Hill Drive, Blackburn, BB1 5TR
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 2  1  1  D

EPC Rating D

Ground Floor

Kitchen

11'11 x 8' (3.63m x 2.44m)

UPVC double glazed frosted entrance door, two UPVC double glazed windows, spotlights, wall and base units, laminate worktop, one and half bowl composite sink with draining board and mixer tap, integrated electric oven in high rise unit, four ring electric hob, extractor hood, integrated fridge freezer, plumbing for washing machine, wood effect lino flooring and door to reception room.

Reception Room

16'11 x 9'6 (5.16m x 2.90m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and door to inner hall.

Inner Hall

6' x 3'1 (1.83m x 0.94m)

Loft access (part boarded and truss shelving), smoke alarm, storage and door to two bedrooms and shower room.

Bedroom One

12'3 x 9'5 (3.73m x 2.87m)

UPVC double glazed window, upright central heating radiator and fitted wardrobes.

Bedroom Two

8'11 x 8'4 (2.72m x 2.54m)

UPVC double glazed window, upright central heating radiator and UPVC double glazed French doors to rear.

Shower Room

7'4 x 4'9 (2.24m x 1.45m)

UPVC double glazed frosted window, central heated towel rail, spotlights, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head in enclosure, PVC panel ceiling, tiled elevation and tiled floor.

External

Front

Block paved drive and gated access to rear

Rear

Enclosed garden, laid to lawn, slate chippings, bedding areas and block paved driveway



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