



Total area: approx. 67.6 sq. metres (728.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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.



Mount St. James, Blackburn, BB1 2DR

Offers Over £160,000

AN OUTSTANDING TRUE BUNGALOW

Having been presented and maintained beautifully throughout with neutral decoration, fantastic gardens and added garage, this enviable two bedroom true bungalow is being proudly welcomed to the market in the sought after location of Knuzden. With spacious rooms, off road parking and newly built porch, this property is the perfect home for any couple or small family looking to downsize! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, two generously sized bedrooms, modern bathroom and cloakroom. The reception room leads through to a fitted kitchen diner which guides you on to a rear porch. Externally there is an enclosed garden to the rear with paving & bedding areas. To the front there is a garden with gated off road parking and access to the garage.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

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 **2**  **1**  **1**  **E**

- Tenure Freehold
 - Off Road Parking With Garage
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Spacious Semi Detached Bungalow
 - Ideal Home For A Small Family Or Couple Wishing To Downsize
- EPC Rating E
 - Two Generously Sized Bedrooms
 - Envious Garden Space

Ground Floor

Entrance

Enter via a UPVC double glazed frosted front door leading into the vestibule.

Vestibule

3'03 x 3'02 (0.99m x 0.97m)

Meter cupboard, hardwood single glazed frosted door leading into the hall.

Hall

13'11 x 6'05 (4.24m x 1.96m)

Central heating radiator, smoke alarm, access to the loft, wood effect laminate flooring, doors leading to a reception room, two bedrooms, bathroom and a cloakroom.

Reception Room

15'05 x 11'11 (4.70m x 3.63m)

UPVC double glazed bay window, central heating radiator, two feature wall lights, electric fire, television point, door leading to the kitchen.

Kitchen

12'11 x 9'10 (3.94m x 3.00m)

UPVC double glazed box window, central heating radiator, range of wood effect wall and base units with granite effect surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, space for a fridge, wood effect flooring, hardwood single glazed frosted door leading to the rear porch.

Rear Porch

6'10 x 5'5 (2.08m x 1.65m)

UPVC double glazed frosted window, feature wall light, UPVC double glazed frosted door leading out to the rear of the property.

Bedroom One

11'05 x 10'10 (3.48m x 3.30m)

UPVC double glazed window, central heating radiator, meter cupboard, television point.

Bedroom Two

11'05 x 8'10 (3.48m x 2.69m)

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

Bathroom

8'03 x 4'11 (2.51m x 1.50m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, panelled bath with direct feed shower, Roca bowl vanity top wash basin with mixer tap, part tiled elevations, extractor fan, mirror, wood effect laminate flooring.

Cloakroom

5'07 x 2'07 (1.70m x 0.79m)

UPVC double glazed frosted window, wood effect laminate flooring.

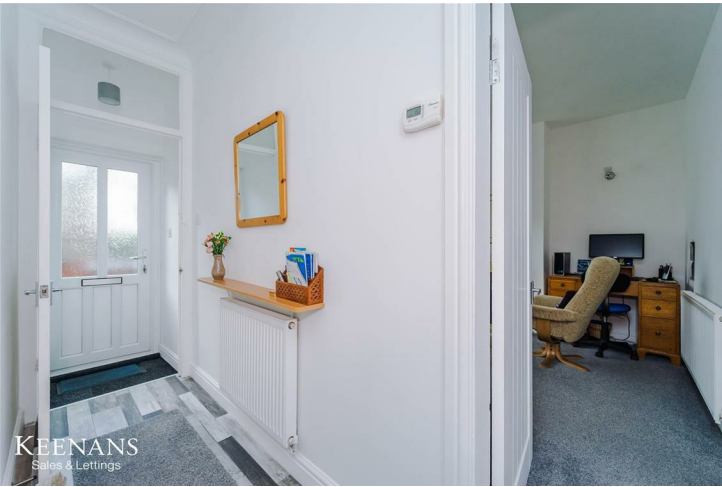
External

Front

Paving, stone chippings bedding, off road parking and access to a garage.

Rear

Enclosed garden with patio, stone chippings, bedding areas and access to the garage.



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