



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	46	74
(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

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.

Edgeside, Blackburn, BB6 7JS

Offers In The Region Of £200,000

CHARMING THREE BEDROOM TRUE BUNGALOW

Located in the popular area of Edgeside, Great Harwood, Blackburn, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

As you enter, you are welcomed by a spacious lounge that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The adjoining kitchen is equally generous, offering ample space for culinary pursuits and family gatherings. The layout of the home ensures a seamless flow between the living areas, enhancing the overall sense of space.

The property boasts a modern four-piece shower room, designed to provide both functionality and style. This well-appointed feature adds to the appeal of the home, ensuring that daily routines are both comfortable and efficient.

Outside, the lovely rear garden presents a tranquil oasis, perfect for enjoying the outdoors. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind in the fresh air, this space offers endless possibilities. Additionally, the large driveway accommodates multiple vehicles, providing convenience for residents and visitors alike.

This bungalow is not just a house; it is a home that promises a lifestyle of ease and enjoyment in a friendly neighbourhood. With its excellent location and thoughtful design, this property is a wonderful opportunity for anyone looking to settle in the heart of Great Harwood.

Edgeside, Blackburn, BB6 7JS

Offers In The Region Of £200,000

 3  1  1  E

- Semi Detached Bungalow
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: E
- Three Bedroom
- Three Piece Shower Room
- Tenure: TBC
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Hall

18'5 x 9'4 (5.61m x 2.84m)
UPVC double glazed frosted entrance door, loft access, smoke alarm, door to reception room, kitchen, three bedroom and shower room

Reception Room

14'9 x 11'10 (4.50m x 3.61m)
UPVC double glazed window, two central heating radiators, coving and gas fire.

Kitchen

13'2 x 8'11 (4.01m x 2.72m)
UPVC double glazed window, wall and base units, wood effect worktops, stainless steel sink with double draining board and traditional taps, space for freestanding cooker, space for fridge freezer, Baxi boiler, plumbing for washing machine, part tiled elevation and UPVC double glazed frosted door to rear.

Bedroom One

11' x 10'9 (3.35m x 3.28m)
UPVC double glazed window, central heating radiator, coving and storage.

Bedroom Two

10'3 x 8'5 (3.12m x 2.57m)
UPVC double gazed window and central heating radiator.

Bedroom Three

10'4 x 9'4 (3.15m x 2.84m)
UPVC double glazed window and central heating radiator.

Shower Room

6'4 x 5'5 (1.93m x 1.65m)
UPVC double glazed frosted window, central heating radiator, low flush WC, bidet, pedestal wash basin with traditional taps, electric feed shower in corner enclosure, tiled elevation and lino flooring.

External

Front

Paving and block paved driveway.

Rear

Enclosed laid to lawn garden, slate chippings, bedding areas, two storage shed and garage.



Tel: 01254389384

www.keenans-estateagents.co.uk