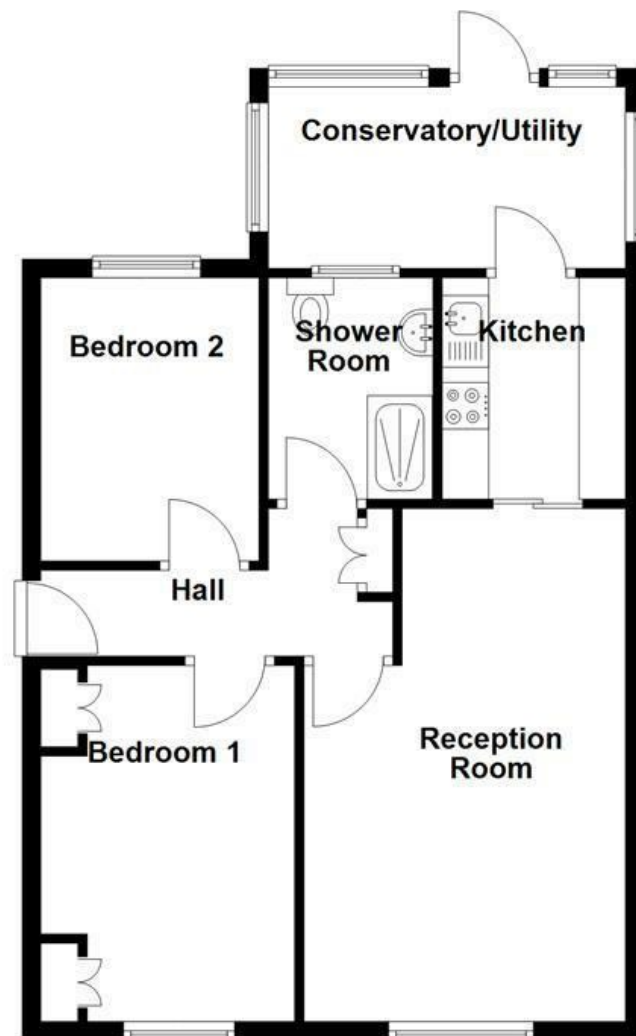


Ground Floor



Rutland Avenue, Blackburn, BB1 2DF

Offers Over £175,000

AN EXCEPTIONAL TRUE BUNGALOW ON AN IMPRESSIVE PLOT

Having been presented and maintained to the highest standard throughout with immaculate presentation, detached garage and an abundance of outdoor space, this idyllic two bedroom true bungalow is being proudly welcomed to the market in the desirable location of Knuzden. With neutral decoration, ample off road parking and added conservatory, this enviable property is the perfect home for any small family or couple looking for a well maintained home and impressive garden! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, two generously sized bedrooms and a modern shower room. The reception room guides you through to a fitted kitchen which leads on to a conservatory/utility room. Externally there is an enviable, beautifully maintained garden to the rear with laid to lawn, paving, bedding and access on to a detached garage. To the front there is a laid to lawn garden with bedding areas, ample 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

Rutland Avenue, Blackburn, BB1 2DF

Offers Over £175,000

 **2**  **1**  **1**  **D**

- Tenure Freehold
 - Off Road Parking With Drive Leading To A Detached Garage
 - Envious Garden Space
 - Close Proximity To Local Amenities
- Council Tax Band B
 - Contemporary Fitted Kitchen
 - Two Generously Sized Bedrooms
- EPC Rating D
 - Three Piece Shower Room
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

12'6 x 4'11 (3.81m x 1.50m)

Central heating radiator, coving, loft access with pull down ladder, smoke alarm, integrated storage with Worcester boiler, wood effect lino flooring, doors to reception room, two bedrooms and shower room.

Reception Room

18'1 x 11'5 (5.51m x 3.48m)

UPVC double glazed window, two central heating radiators, coving, electric fire with granite effect hearth and surround, television point and sliding door to kitchen.

Kitchen

7'10 x 6'6 (2.39m x 1.98m)

Range of cream and grey wall and base units, wood effect laminate surface, tiled splash back, composite sink and drainer with mixer tap, integrated electric double oven, four ring induction hob, extractor hood, plumbed for dishwasher, integrated bin storage and larder unit, PVC to ceiling, wood effect lino flooring and UPVC double glazed door to conservatory/utility room.

Conservatory/Utility Room

11'9 x 6'5 (3.58m x 1.96m)

UPVC double glazed window, PVC to ceiling, plumbed for washing machine and dryer and UPVC double glazed door to rear.

Bedroom One

12'7 x 9' (3.84m x 2.74m)

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

Bedroom Two

9'11 x 7'5 (3.02m x 2.26m)

UPVC double glazed window and central heating radiator.

Shower Room

7'11 x 6' (2.41m x 1.83m)

UPVC double glazed window, central heating towel rail, three piece suite, low flush WC, pedestal wash basin, double electric feed shower enclosure, tiled elevation, PVC to ceiling and tiled effect vinyl flooring.

External

Rear

Enclosed laid to lawn garden with paving and bedding areas.

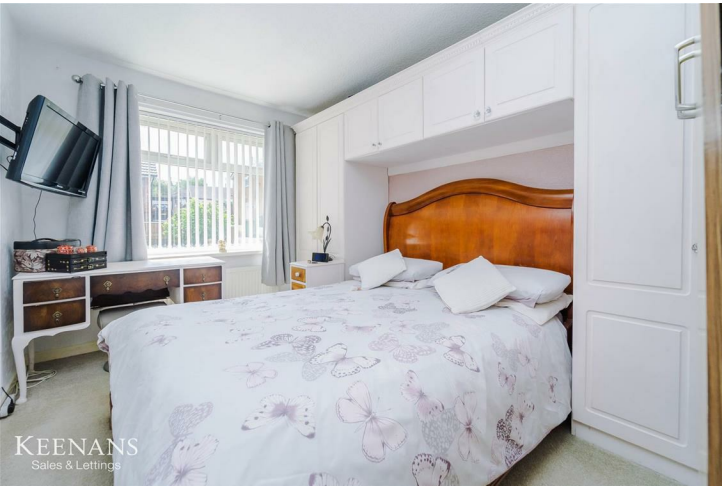
Front

Laid to lawn garden with off road parking and access to garage.

Garage

17'10 x 9'4 (5.44m x 2.84m)

Hard wood single glazed frosted window, power and lighting, aluminium door to side, up and over garage door.



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