



## Cambridge Drive, Knuzden, BB1 2DG

£169,950

SPACIOUS TWO BEDROOM SEMI DETACHED TRUE BUNGALOW

Located in the sought-after area of Cambridge Drive, Blackburn, this charming two-bedroom semi-detached bungalow offers a delightful blend of comfort and convenience. The property boasts a spacious kitchen, perfect for culinary enthusiasts, and a bright lounge that invites relaxation and social gatherings.

One of the standout features of this home is the lovely conservatory, which floods the space with natural light and provides a serene spot to enjoy the garden views throughout the seasons. The two well-proportioned bedrooms ensure ample space for rest and privacy, while the bathroom is conveniently located to serve both rooms.

Outside, the property is complemented by a generous rear garden, ideal for outdoor activities or simply unwinding in the fresh air. The detached garage and driveway provide valuable off-road parking, making this home not only practical but also appealing for those with vehicles.

Situated in a desirable location, this bungalow is close to local amenities, parks, and transport links, making it an excellent choice for families, retirees, or anyone seeking a peaceful yet connected lifestyle. This property truly represents a wonderful opportunity to own a home in a vibrant community.

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

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- Semi-Detached Bungalow
- Detached Garage
- Close To Local Amenities
- Council Tax Band B
- Two Bedrooms
- Rear Garden
- EPC: TBC
- One Reception Room
- Off Road Parking
- Tenure Leasehold

## Vestibule

4'7 x 4 (1.40m x 1.22m)

## Hallway

9'8 x 6'9 (2.95m x 2.06m)

## Reception Room One

14'8 x 10'10 (4.47m x 3.30m)

## Kitchen

11'3 x 10'2 (3.43m x 3.10m )

## Conservatory

18'8 x 7 (5.69m x 2.13m)

## Bedroom One

12'10 x 9'11 (3.91m x 3.02m)

## Bedroom Two

11'2 x 9'11 (3.40m x 3.02m)

## Bathroom

7'3 x 5'9 (2.21m x 1.75m)



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