Keenans

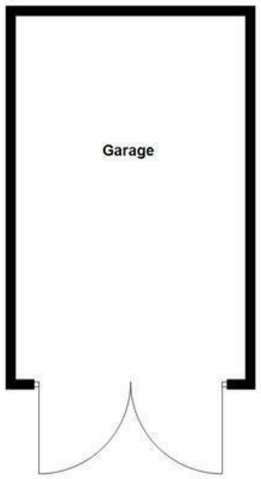
Ground Floor



Annexe



Garage











St. Albans Road, Blackburn, BB1 4HA

Offers Over £260,000

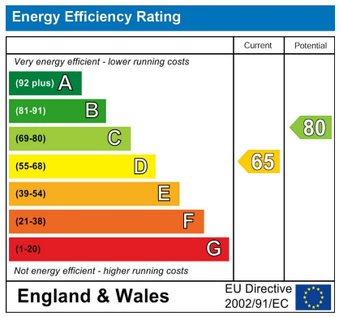
DETACHED BUNGALOWS LIKE THIS DONT COME AROUND TOO OFTEN

Nestled on St. Albans Road in the charming area of Rishton, Blackburn, this exceptional detached bungalow presents a rare opportunity for discerning buyers. Bungalows of this calibre are a true find, offering both comfort and convenience in a sought-after location.

The property boasts a spacious layout, perfect for those seeking a single-storey living experience. The highlight of this home is the well-appointed wet room en-suite, providing a modern touch and ease of access. Additionally, the presence of an annexe adds versatility, making it ideal for guests, extended family, or even as a private office space.

A large garage complements the property, offering ample storage or the potential for a workshop, catering to various needs. The surrounding area is peaceful, yet conveniently located near local amenities, ensuring that everything you need is within easy reach.

This bungalow is not just a house; it is a home that promises a comfortable lifestyle. With its unique features and prime location, it is sure to attract considerable interest. Do not miss the chance to make this delightful property your own.



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.

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St. Albans Road, Blackburn, BB1 4HA

Offers Over £260,000

3 2 1 D

- Detached Bungalow In A Sought After Location
- Spacious And Versatile Living Accommodation
- Modern Wet Room En Suite
- Self Contained Annexe Space
- Large Garage With Excellent Storage Potential
- Rare Opportunity In Rishton
- Off Road Parking
- EPC Rating - D
- Council Tax Band - D
- Tenure - Leasehold

Ground Floor

Entrance
Composite front door to hall.

Hall
30'5 x 11'4 (9.27m x 3.45m)

UPVC double glazed window, central heating radiator, coving, loft access, smoke alarm, doors to all rooms.

Reception Room
20'5 x 11'9 (6.22m x 3.58m)

Three UPVC double glazed windows, two central heating radiators, coving, gas fire with marble surround, hardwood flooring.

Kitchen
12'7 x 10'3 (3.84m x 3.12m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, laminate surfaces, stainless steel sink with mixer tap and draining board, integrated electric oven, four ring gas hob with extractor unit, tiled splashbacks, integrated fridge freezer, integrated microwave, plumbing for washing machine and dryer, spotlights, UPVC door to external and tiled flooring.

Shower Room
10'8 x 5'10 (3.25m x 1.78m)

UPVC double glazed frosted window, heated towel rail, three piece suite comprising of a dual flush WC, pedestal glass basin with mixer tap, enclosed shower with direct feed shower with rainfall head and additional rinse head, tiled elevations, spotlights.

Bedroom One
16'8 x 9'4 (5.08m x 2.84m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Three/ Reception Room
12'9 x 7'4 (3.89m x 2.24m)

UPVC double glazed window, central heating radiator, coving, spotlights, hardwood flooring.

Bedroom Two
14'4 x 12'1 (4.37m x 3.68m)

UPVC double glazed window, central heating radiator, coving, spotlights, fitted wardrobes, hardwood flooring, door to wet room, stable door to external.

Wet Room
8'2 x 7'6 (2.49m x 2.29m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a dual flush WC, floating basin with mixer tap, and a direct feed shower with rainfall head and additional rinse head, tiled elevations, extractor fan, spotlights, shaving point.

External
Driveway, paved areas, bin storage, annexe and garage.

Annexe

Entrance
Composite front door to hall.

Hall
11'1 x 4'8 (3.38m x 1.42m)

Storage heater, smoke alarm, spotlights, doors to all rooms, wood effect laminate flooring.

Reception Room/ Kitchen
11'1 x 11 (3.38m x 3.35m)

Two UPVC double glazed windows, storage heater, spotlights, smoke alarm, a range of glossed wall and base units, granite effect surfaces, stainless sink sink with mixer tap and draining board, integrated electric oven, four ring induction hob, extractor unit, tiled splashbacks, space for fridge freezer, plumbing for washing machine and dryer, wood effect laminate flooring.

Shower Room
7'3 x 5'2 (2.21m x 1.57m)

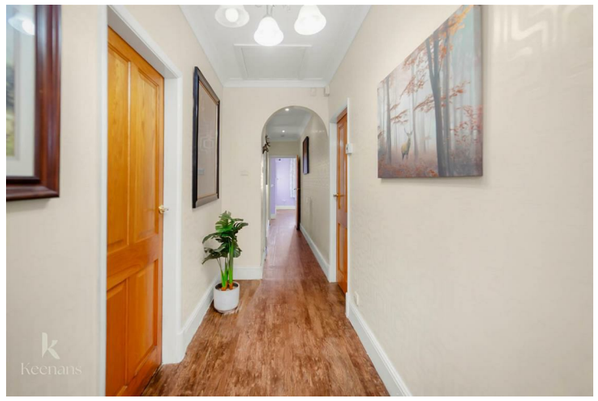
Heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, and an enclosed shower with direct feed and rinse head, extractor fan, spotlights, lino flooring.

Bedroom
10'7 x 9'11 (3.23m x 3.02m)

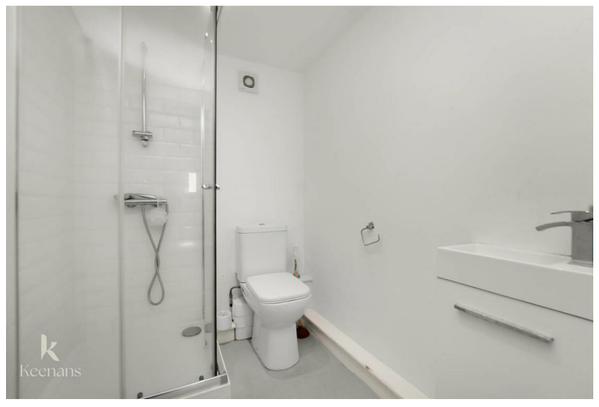
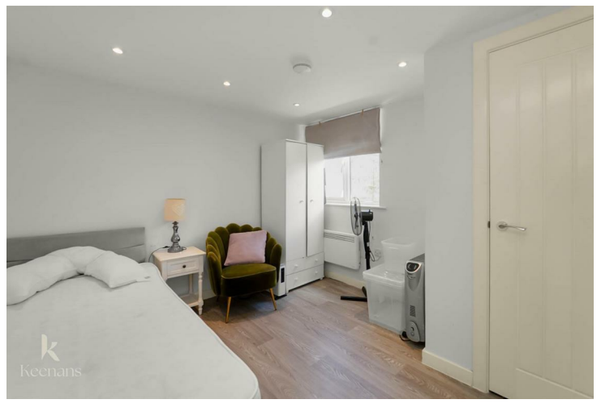
UPVC double glazed window, storage heater, spotlights, smoke alarm, door to storage.

Garage
24'1 x 15'7 (7.34m x 4.75m)

Manual swinging doors, electric supply, concrete flooring.







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