



Delph Court, Blackburn, BB6 7HE

£125,000

AN ENVIABLE TRUE BUNGALOW

Having been presented and maintained to the highest standard throughout with neutral decoration and no chain delay, this exceptional two bedroom true bungalow is being proudly welcomed to the market in the desirable location of Great Harwood on a quiet cul de sac within a popular estate. With off road parking, stunning communal gardens and spacious rooms throughout, this enviable property is the perfect home for any couple or small family! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room guides you on to a hallway which provides access on to a fitted kitchen, two spacious bedrooms and a shower room. Both bedrooms benefit from fitted wardrobes with the second bedroom leading out to the rear. Externally there is a laid to lawn garden to the front with paving, bedding and off road parking. To the rear there is a patio area with open access on to the communal gardens.

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		87
(81-91) B		
(69-80) C	69	
(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.

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 **2**  **1**  **1**  **C**

- Tenure Leasehold
 - Off Road Parking
 - Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band B
 - Bungalow
 - Abundance Of Space
- EPC Rating C
 - Ideal Single Storey Living
 - Envable Garden Space

Ground Floor

Entrance

UPVC double glazed frosted door to porch.

Porch

3'10 x 3'7 (1.17m x 1.09m)

Central heating radiator, wood effect laminate flooring and single glazed door to reception room.

Reception Room

18'2 x 10'8 (5.54m x 3.25m)

UPVC double glazed window, central heating radiator, coving, television point and door to hall.

Hall

13'1 x 3' (3.99m x 0.91m)

Central heating radiator, loft access, storage cupboard, doors to kitchen, two bedrooms and shower room.

Kitchen

9'9 x 9'1 (2.97m x 2.77m)

UPVC double glazed window, hard wood single glazed frosted window, range of white wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric double oven with four ring electric hob and extractor hood, space for fridge freezer, plumbed for washing machine, breakfast bar, access to Worcester boiler, tiled effect vinyl flooring and UPVC double glazed frosted door to side.

Bedroom One

13'1 x 10' (3.99m x 3.05m)

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

Bedroom Two

13'1 x 7'10 (3.99m x 2.39m)

Central heating radiator, coving, fitted wardrobe, storage cupboard and UPVC double glazed French doors to rear.

Shower Room

6'8 x 5'5 (2.03m x 1.65m)

Central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, tiled elevation, integrated linen cupboard, extractor fan and tiled effect vinyl flooring.

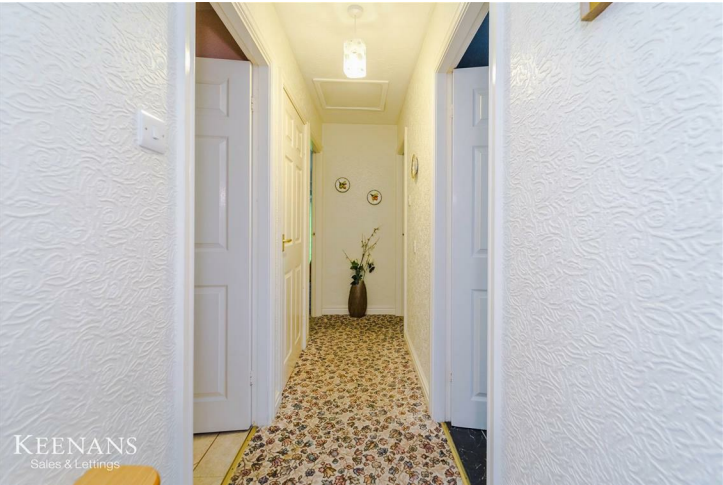
External

Rear

Patio area and communal laid to lawn garden.

Front

Laid to lawn garden with paving, bedding are and off road parking.



Tel: 01254389384

www.keenans-estateagents.co.uk