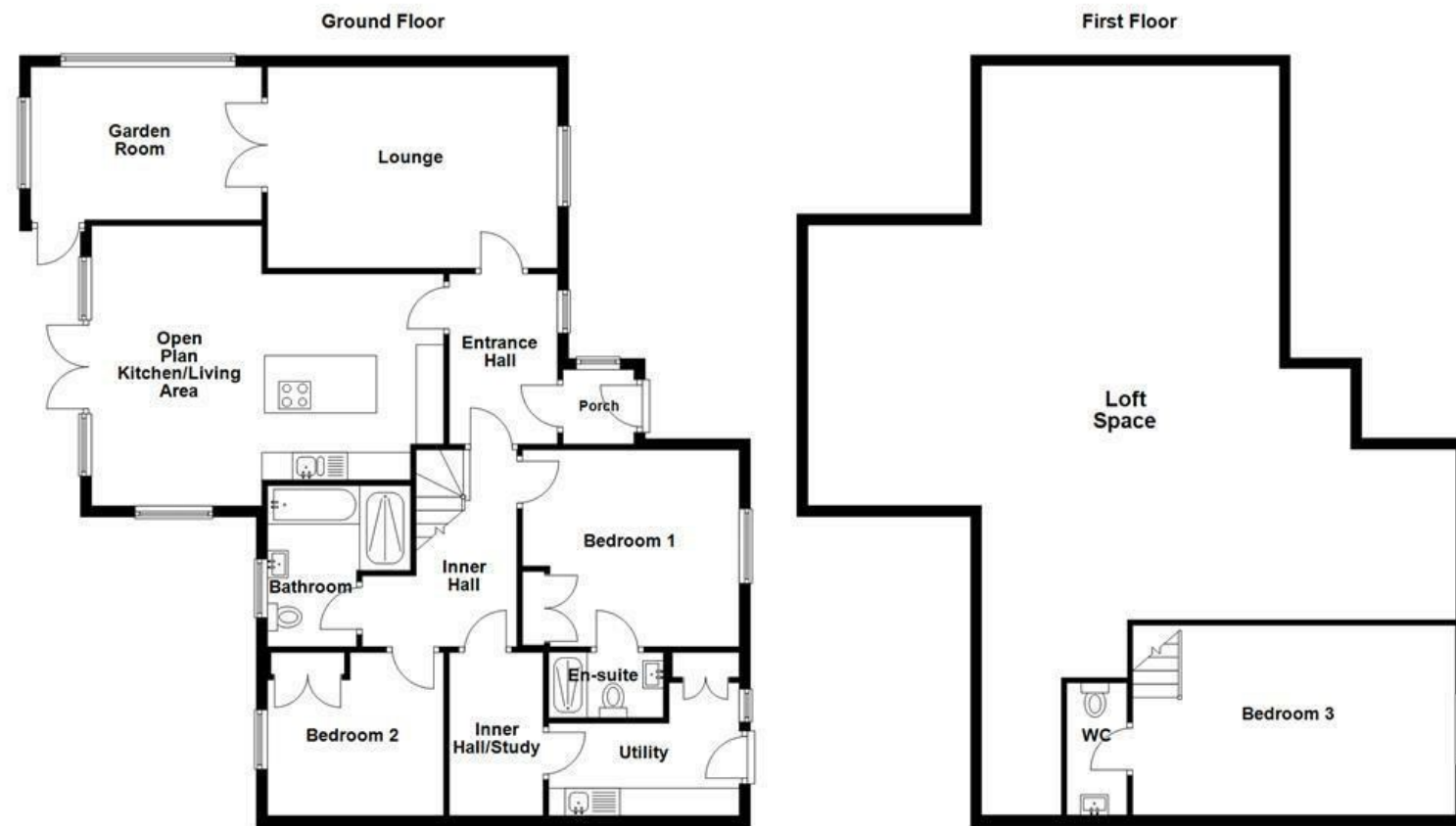




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 |                         |           |
|                                             | 69                      | 75        |
| 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.

## York Lane, Blackburn, BB6 8DW

### £539,950

#### THE PERFECT DETACHED BUNGALOW

Nestled in the charming locale of York Lane, Langho, Blackburn, this exquisite detached bungalow is a true gem that has been thoughtfully updated and presented to the highest standard. The property boasts immaculate presentation, offering an abundance of both indoor and outdoor space, making it an ideal family home.

As you approach the residence, you will be greeted by beautifully landscaped gardens that enhance the overall appeal of the property. The ample off-road parking ensures convenience for you and your guests, while the privacy afforded by not being overlooked from either the front or rear adds to the tranquil atmosphere.

Inside, the bungalow features three generously sized double bedrooms, providing ample space for family living. The two well-appointed bathrooms are designed with modern fixtures and fittings, ensuring comfort and style. The three living areas have been meticulously crafted, showcasing stylish interiors that blend functionality with elegance.

The heart of the home is undoubtedly the enviable open-plan kitchen diner, perfect for family gatherings and entertaining. Additionally, the idyllic garden room offers a serene space to relax and enjoy the views of the beautifully maintained gardens. For those seeking extra space, the impressive loft space provides versatility and the option of conversion, whether it be for a home office, playroom, or additional living.



York Lane, Blackburn, BB6 8DW  
£539,950

 3  2  2  C

- Outstanding Detached Bungalow
  - Stunning Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating C
- Three Bedrooms
  - Immaculate Presentation Throughout
  - Tenure Freehold
- Two Bathrooms
  - Extensive Plot with Gardens to Front and Rear
  - Council Tax Band D

Ground Floor

Porch

4'6 x 4'3 (1.37m x 1.30m )  
Composite double glazed frosted leaded front door, UPVC double glazed frosted leaded window, electric heater, tiled flooring and single glazed door to entrance hall.

Entrance Hall

10'2 x 6'6 (3.10m x 1.98m )  
UPVC double glazed frosted leaded window, central heating radiator, coving, smoke detector, solid wood flooring, single glazed doors to lounge, open plan kitchen/living area and hall.

Lounge

17'4 x 12'0 (5.28m x 3.66m)  
UPVC double glazed window, central heating radiator, coving, two feature wall lights, cast iron multifuel burner with limestone hearth and surround, television point, dado rail and UPVC double glazed French doors to garden room.

Garden Room

13'10 x 9'2 (4.22m x 2.79m)  
UPVC double glazed windows, two UPVC double glazed skylights, vaulted ceiling, spotlights and UPVC double glazed door to rear.

Open Plan Kitchen/Living Area

21'0 x 16'9 (6.40m x 5.11m)  
Three UPVC double glazed windows, two central heating radiators, range of panelled wall and base units with Silestone quartz work surfaces, central island with breakfast bar, composite one and a half bowl sink and drainer with high spout mixer tap, integrated high rise Neff oven and combi microwave, integrated fridge freezer, four ring induction hob and inset extractor hood, integrated dishwasher, spotlights, pendant lighting, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

Hall

11'3 x 8'3 (3.43m x 2.51m)  
Central heating radiator, coving, spotlights, smoke detector, solid wood flooring, doors leading to two bedrooms, bathroom, single glazed door to inner hall/study and stairs to first floor.

Bedroom One

12'11 x 11'9 (3.94m x 3.58m)  
UPVC double glazed window, central heating radiator, coving, fitted wardrobe and door to en suite.

En Suite

7'3 x 3'11 (2.21m x 1.19m)  
Central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall shower enclosed with rinse head, tiled elevations, extractor fan and tiled flooring.

Bedroom Two

10'5 x 10'4 (3.18m x 3.15m)  
UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bathroom

8'9 x 8'5 (2.67m x 2.57m )  
UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap and rinse head, double direct feed rainfall shower enclosed with rinse head, tiled elevations, spotlights, extractor fan and wood effect laminate flooring.

Inner Hall/Study

10'4 x 5'4 (3.15m x 1.63m )  
UPVC double glazed window, central heating radiator, solid wood flooring and door to utility.

Utility

11'0 x 9'9 (3.35m x 2.97m)  
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with marble effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, integrated fridge freezer, wood effect laminate flooring and composite double glazed frosted leaded door to front.

First Floor

Bedroom Three

18'1 x 9'11 (5.51m x 3.02m)  
UPVC double glazed window, central heating radiator, access to large loft space with storage and boiler and door to en suite WC.

En Suite WC

6'8 x 3'1 (2.03m x 0.94m)  
Dual flush WC, vanity top wash basin with traditional taps, tiled elevations, feature wall light and tiled flooring.

External

Rear

Laid to lawn garden with paving, bedding, mature shrubbery and Gazebo.

Front

Laid to lawn garden with paving, bedding, mature shrubbery and driveway.

