



**Beardwood Park, Blackburn Asking price £275,000**

- True Bungalow
- Three Bedrooms
- Driveway
- En-Suite To Master
- Conservatory
- Garage
- Fitted Kitchen
- Two Reception Rooms
- Must Be Viewed



## INTRODUCTION

**\*AN IMPRESSIVE THREE BEDROOMED DETACHED BUNGALOW ON A WELL SOUGHT AFTER ESTATE\***

*This beautifully presented, three bedroomed bungalow is being brought to the market in the popular town of Blackburn. Positioned close to good schools, local amenities, bus routes and network links to Preston, Clitheroe and Blackburn Centre. This property boasts beautiful gardens, a driveway and garage so would make a perfect home for a growing family or couple looking to upsize.*

*The property comprises briefly; a welcoming hallway with doors to a spacious reception room, kitchen, three double bedrooms and a three piece family bathroom. The reception room then leads on to a dining area. The master bedroom benefits from its own en-suite and has doors leading to the conservatory.*

*Externally the property has a laid to lawn garden to the rear with bedding areas and to the front of the property there is a driveway providing off road parking for numerous vehicles leading to the garage, and a planted garden.*

*For more information, or to arrange a viewing, please contact our Blackburn team at your earliest convenience.*

## Ground Floor

### Entrance

UPVC double glazed door leading to the porch.

### Porch

**9'4 x 5'1 (2.84m x 1.55m)**

Meter cupboard, feature wall light, tiled flooring and a UPVC double glazed door leading to the hall.

### Hall

**11'2 x 5'6 (3.40m x 1.68m)**

Central heating radiator, coving to the ceiling, a door leading to the kitchen.

### Further Hall

**18'6 x 2'11 (5.64m x 0.89m)**

Smoke alarm, doors to the bathroom, three bedrooms, storage and to the reception room.

### Reception Room

**17'1 x 10'11 (5.21m x 3.33m)**

Two UPVC double glazed windows, central heating radiator, gas fire with a granite hearth and a decorative surround, coving to the ceiling and open to the dining area.

### Dining Area

**9'10 x 9'7 (3.00m x 2.92m)**

Two UPVC double glazed windows, central heating radiator and coving to the ceiling.

## Kitchen

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

UPVC double glazed window, central heating radiator, a range of white wall and base units, granite effect work surfaces, tiled splash-backs, a ceramic one and half sink, drainer and mixer tap, integrated electric oven with a four ring electric hob, extractor hood, plumbing for a washing machine, integrated fridge freezer, breakfast bar, tiled flooring, spotlights, boiler and a UPVC double glazed door leading to the rear.

## Bedroom One

**11'6 x 9'2 (3.51m x 2.79m)**

Central heating radiator, fitted wardrobes, loft access, spotlights, UPVC double glazed sliding doors leading to the conservatory and a door leading to the en-suite.

## En-Suite

**8'3 x 5'7 (2.51m x 1.70m)**

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprises: vanity top wash basin with mixer tap, twin flush WC, a direct feed corner shower enclosure, fully-tiled elevations, spotlights, extractor fan and tile effect flooring.

## Bedroom Two

**14'3 x 9'2 (4.34m x 2.79m)**

UPVC double glazed window, central heating radiator, fitted wardrobes and spotlights.

## Conservatory

**9'5 x 7'8 (2.87m x 2.34m)**

UPVC double glazed surrounding windows, feature wall light, electric heater, tiled flooring and UPVC double glazed doors leading to the rear.

## Bedroom Three

**10'1 x 9'4 (3.07m x 2.84m)**

UPVC double glazed window, central heating radiator, fitted wardrobes and tile effect flooring.

## Bathroom

**8'4 x 7' (2.54m x 2.13m)**

UPVC double glazed frosted window, central heating radiator, three piece suite comprises: a panelled bath with direct feed shower, low basin WC, a vanity top wash basin with traditional taps, spotlights and tiled flooring.

## External

### Front

A driveway providing off-road parking leading to the garage with remote controlled up and over door with power and light and a planted garden.

### Rear

Laid to lawn private and not overlooked garden with bedding areas and access to the garage.

## Agents Notes

Council Tax Band E.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) <b>A</b>                           |         |           | (92-100) <b>A</b>   |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |