

Winnipeg Close, Blackburn, Lancashire. BB2 7DX

£245,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

DELIGHTFUL THREE BEDROOM, DETACHED BUNGALOW IN DESIRABLE LAMMACK LOCATION! Occupying an enviable plot on Winnipeg Close stands this well appointed true bungalow. Boasting three double bedrooms, admirable gardens, a garage and driveway parking, this charming property will make a wonderful home. Early viewing is essential.

This attractive property benefits from a freehold tenure and briefly comprises a welcoming entrance hallway which leads to a spacious 21ft lounge with a large window, filling the room with plenty of natural light. The lounge flows through to the conservatory which admires views of the rear garden. The kitchen features base and eye level units with contrasting work surfaces as well as an integrated dishwasher, double oven, gas hob and fridge freezer. The hallway also leads to the master bedroom which benefits from fitted furnishings as well as the second and third bedroom, both of which are comfortable doubles. Completing the property internally is the four piece bathroom suite in white with an electric shower. The property is warmed through gas central heating and benefits from double glazing throughout.

Set in this enviable position in Lammack this property is within the catchment area to highly regarded schools and amenities, along with wonderful walking routes and transport links nearby. Driveway parking is present to the front of the property which is suitable for two cars as well as a beautifully presented garden space. In addition to this is a detached garage at the end of the drive. The idyllic rear garden is the perfect space for the family to enjoy with a patio, laid to lawn area and mature plants surrounding. High interest is expected for this charming property and so early viewing is advised.

FEATURES

- Three double bedrooms
- Front & rear gardens
- Council Tax Band D
- Detached garage
- Freehold
- Gas central heating and double glazed throughout
- Driveway parking
- Sought after Lammack location



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, double glazed uPVC front door, panel radiator, phone point.

Lounge

21' 04" x 14' 11" (6.50m x 4.55m) Carpet flooring, ceiling coving, space for dining table, doors into conservatory, uPVC double glazed window, panel radiator x2, TV point, phone point.

Kitchen

11' 08" x 10' 04" (3.56m x 3.15m) Range of fitted wall and base units and contrasting work surfaces, vinyl flooring, stainless steel sink and drainer, integrated fridge freezer, dishwasher, double oven, 4x ring gas hob, extractor fan, tiled splashback, uPVC double glazed window and door to rear.

Conservatory

12' 02" x 9' 00" (3.71m x 2.74m) uPVC double glazing, tiled flooring.

Bedroom One

10' 11" x 9' 11" (3.33m x 3.02m) Carpet flooring, fitted furnishings, uPVC double glazed window, panel radiator.

Bedroom Two

9' 11" x 9' 11" (3.02m x 3.02m) Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Three

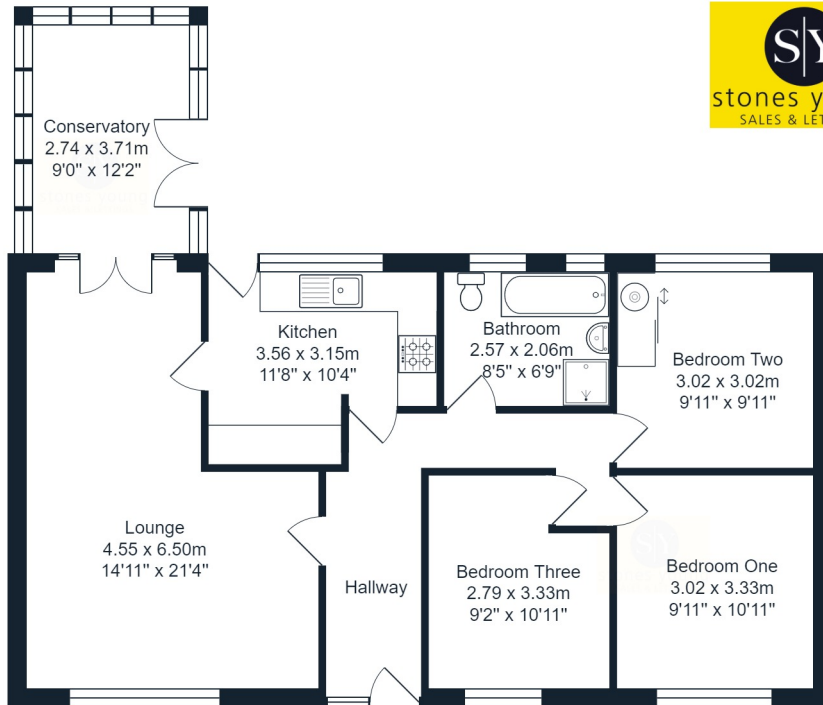
10' 11" x 9' 02" (3.33m x 2.79m) Carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

8' 05" x 6' 09" (2.57m x 2.06m) Vinyl flooring, four piece suite in white, tiled floor to ceiling, electric shower, panel radiator, uPVC double glazed frosted window x2.



FLOORPLAN & EPC



Winnipeg Close, Blackburn

All measurements are approximate and for display purposes only. Total Area: 89.1 m² ... 959 ft²

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

