

**St Oswalds Close, Blackburn, Lancashire. BB1 2BY**

**£290,000 Freehold**

**REDUCED**



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## PROPERTY DESCRIPTION

**\*UNIQUE FOUR DOUBLE BEDROOM DETACHED BUNGALOW\*** This wonderful four double bedroom property is being welcomed to the property market on a peaceful cul-de-sac in a popular area of Knuzden. It is the perfect family home for anyone looking for a private and quiet property. With an abundance of indoor and outdoor space and finished with stylish décor, contemporary fixtures and fittings to create a perfect versatile family home perfectly suited for a growing family.

This outstanding property benefits from a freehold tenure and briefly comprises of an entrance vestibule with stunning Herringbone wood flooring flowing into the hallway and the large and beautiful lounge with a gas fire. The kitchen has base and eye level units in a wood effect finish, with contrasting counter tops and tiled flooring with space for freestanding appliances and dining table. Opening up into the 14ft Orangery leading from here you will find a utility room, shower room and master bedroom which was previously the garage but has been converted to an immaculate standard of accommodation providing a peaceful and calming ambiance. The property has an additional three double bedrooms along with a three piece fully tiled bathroom suite in white. There is gas central heating throughout and the property is fully double glazed.

This delightful property is situated within the catchment area of schools, as well as being close to excellent amenities and transport links into Blackburn and benefits from driveway parking for several vehicles, as well as a car port. Due to the enviable location and the impressive standard of accommodation on offer and huge wrap around garden, this property is expected to be popular, and so early viewing is highly advised!

## FEATURES

- Four Double Bedrooms
- Two Bathrooms
- Detached Bungalow
- Exceptional Sized Plot
- Car Port
- Driveway Parking for Six Cars
- Freehold Tenure
- Versatile Accommodation



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Solid wood flooring, double glazed upvc door.

#### Hallway

Solid wood flooring, loft access, panel radiator.

#### Lounge

19' 01" x 12' 04" (5.82m x 3.76m)

Solid wood flooring, ceiling coving, gas fire, x2 double glazed upvc windows, panel radiator, TV point, phone point.

#### Kitchen

13' 03" x 10' 00" (4.04m x 3.05m)

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, space for under counter fridge, integral dishwasher, under counter lights, space for x5 ring gas cooker, space for dining table, tiled flooring, extractor fan, x2 double glazed upvc windows, panel radiator.

#### Conservatory/Orangery

14' 11" x 11' 06" (4.55m x 3.51m)

Tiled effect laminate flooring, double glazed upvc throughout, ceiling spot lights, door to the rear garden and door to car port, panel radiator.

#### Utility Room

13' 10" x 6' 01" (4.22m x 1.85m)

Tiled flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer, electric storage heater.

#### Shower Room

9' 00" x 3' 01" (2.74m x 0.94m)

Tiled laminate flooring, three piece in white with mains fed shower, built in vanity unit, ceiling spot lights, heated towel radiator, double glazed upvc window.

### Bedroom One

16' 03" x 16' 03" (4.95m x 4.95m)

Double bedroom with carpet flooring, fitted wardrobe, x4 double glazed upvc windows, electric storage heater.

### Bedroom Two

10' 11" x 9' 04" (3.33m x 2.84m)

Double bedroom with carpet flooring, x2 double glazed upvc windows, panel radiator.

### Bedroom Three

9' 00" x 9' 00" (2.74m x 2.74m) Double bedroom with carpet flooring, double glazed upvc window, panel radiator.

### Bedroom Four

8' 11" x 8' 00" (2.72m x 2.44m)

Double bedroom with laminate flooring, double glazed upvc window, panel radiator.

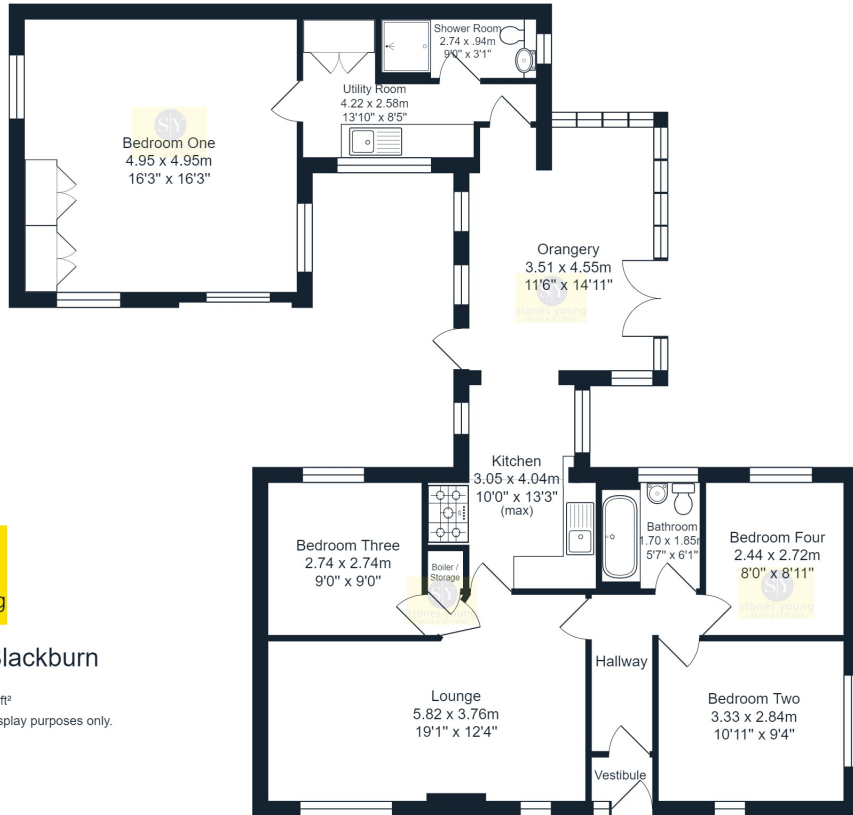
### Bathroom

6' 01" x 5' 07" (1.85m x 1.70m)

Vinyl flooring, three piece in white, tiled floor to ceiling, frosted double glazed upvc window, heated towel radiator.

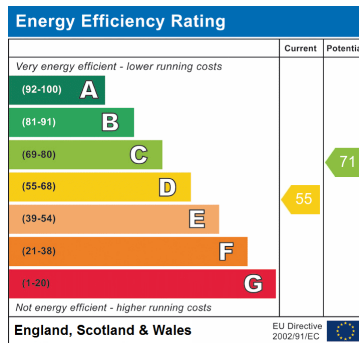


# FLOORPLAN & EPC



St Oswald's Close, Blackburn

Total Area: 120.9 m<sup>2</sup> ... 1301 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



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.

