

Stone Hill Drive, Blackburn, Lancashire. BB1 5TR

£150,000 Freehold

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

DELIGHTFUL TWO BEDROOM, SEMI DETACHED BUNGALOW IN DESIRABLE SUNNYBOWER LOCATION! This lovely true bungalow on the quiet cul-de-sac of Stonehill Drive is presented to the market with no chain delay and makes the ideal home for downsizers or first time buyers. Boasting a low maintenance garden, 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 an entrance vestibule ideal for your coats and shoes which leads to a nicely finished kitchen diner, complete with integral appliances and space for a dining table. Through the kitchen is the large lounge complete with a large window to the front where you can sit and relax. The inner hallway sits in the middle of the property and provides access to each of the bedrooms, stunning three piece bathroom and two exceptional bedrooms complete with fitted wardrobes.

Externally, driveway parking provides space for a couple of cars at the front and side which leads to the single detached garage complete with power and lighting. The front and back garden have been paved to ensure they are nicely low maintained spaces, ideal for downsizers. Sunnybower is located on the outskirts of Blackburn, just a stones throw from superb local walks and transport links by way of the M65.

FEATURES

- Fitted Bedroom Wardrobes
- On a Water Meter
- Beautifully Presented Bungalow
- Detached Garage with Power and Lighting
- Council Tax Band B
- Low Maintenance Garden
- Driveway Parking



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Tiled flooring, electric meter cupboard, double glazed upvc window and door.

Inner Hallway

Carpet flooring, loft access, storage cupboard.

Lounge

17' 00" x 10' 01" (5.18m x 3.07m)

Carpet flooring, gas fire with marble hearth and wood surround, panel radiator double glazed upvc window, TV point, phone point.

Kitchen

12' 00" x 7' 11" (3.66m x 2.41m)

Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, integral oven, electric hob, integral fridge and freezer, space for washing machine, space for dishwasher, combi boiler, double glazed upvc window.

Bedroom One

11' 02" x 9' 07" (3.40m x 2.92m)

Double bedroom with carpet flooring, fitted wardrobes, fitted dressing table, door to rear garden, double glazed upvc window, panel radiator, TV point.

Bedroom Two

7' 04" x 8' 02" (2.24m x 2.49m)

Carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

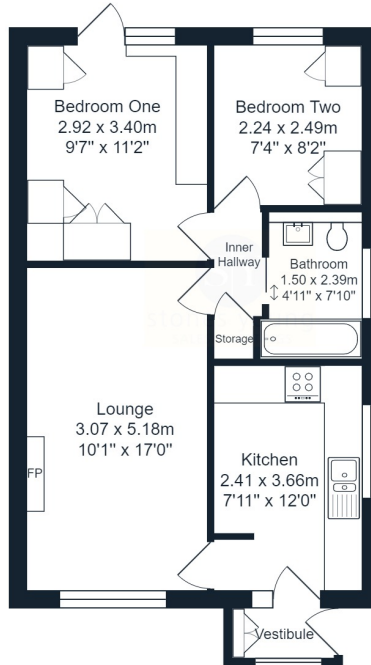
Bathroom

7' 10" x 4' 11" (2.39m x 1.50m)

Three piece in white, wc, vanity unit, housing sink, electric shower over bath, tiled floor to ceiling, heated towel radiator, ceiling spot lights, upvc double glazed window.



FLOORPLAN & EPC



Stone Hill Drive, Blackburn

Total Area: 50.6 m² ... 544 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	69	
(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.

