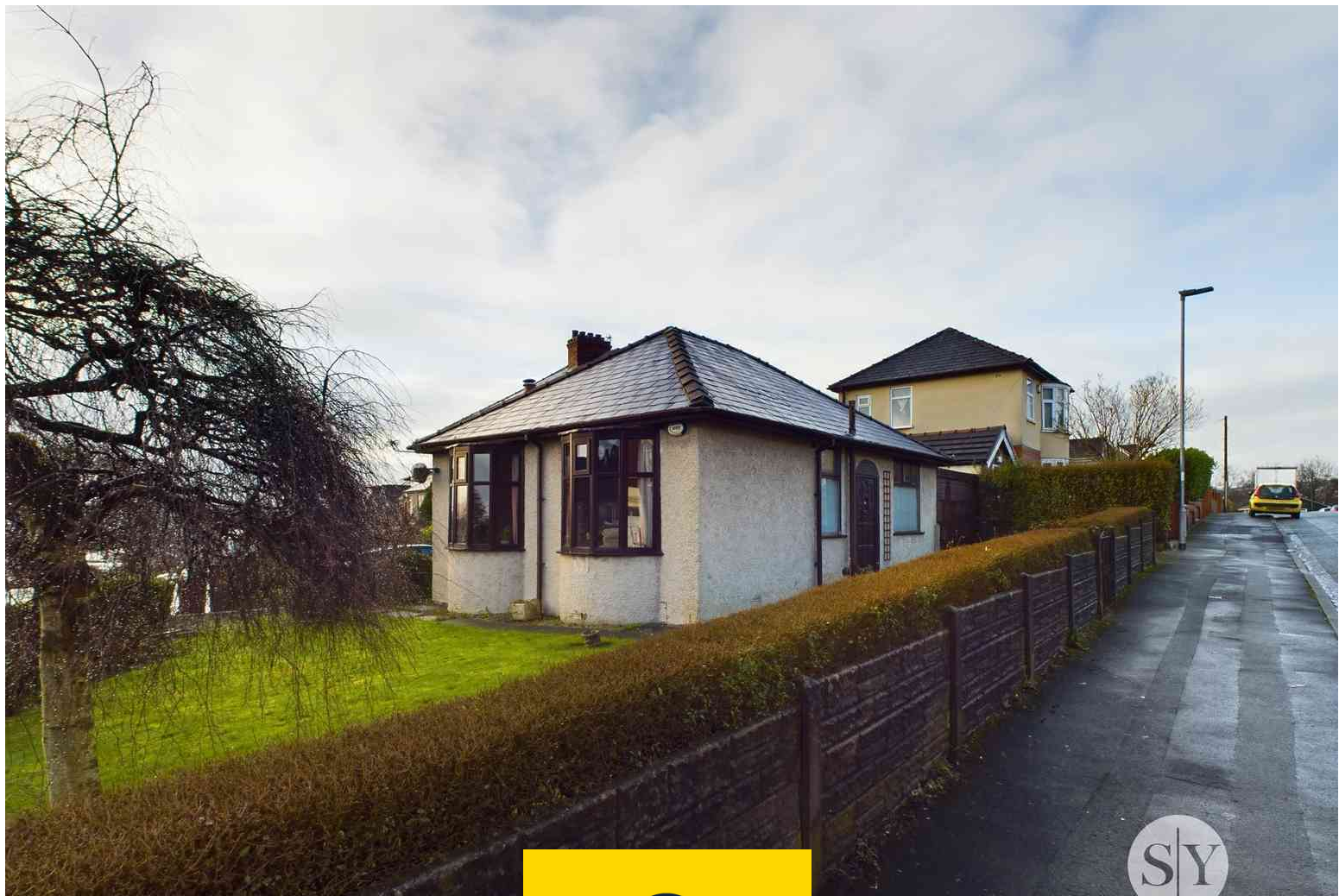


**Laburnum Road, Blackburn, Lancashire. BB1 5PY**

**Offers Over £140,000 Freehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

**\*DETACHED BUNGALOW IN DESIRABLE LITTLE HARWOOD LOCATION!\*** Occupying a lovely plot stands this true detached bungalow which is presented to the market with a freehold. Boasting a gorgeous front garden alongside driveway parking and a rear yard this property is expected to be popular and so early viewing is advised.

The property comprises a vestibule which opens into the hallway. The hallway leads to the well sized lounge with a central gas fire in a marble hearth and surround. Also off the hallway is the generously sized master bedroom as well as the kitchen which benefits from a range of fitted wall and base units and various integrated appliances including a 4 ring gas hob and electric oven. Completing the property internally is the bathroom with a three piece suite in white and tiling from floor to ceiling. The property is fully double glazed and is warmed through gas central heating.

The excellent amenities of Little Harwood are within walking distance where you will enjoy a real sense of community as well as the nearby links to the motorway networks. The property is within the catchment area of great schools and transport links into Blackburn town centre. Driveway parking is present along with additional on street parking. The delightful front garden consists of laid to lawn grass and mature plantings as well as a pathway leading to the front door, to the rear you will find a concrete yard. Early viewing is highly recommended as high interest is expected due to the fantastic location and standard of accommodation on offer here.

## FEATURES

- Detached Bungalow
- Council Tax Band B
- Large Front Garden & Rear Yard
- Driveway Parking
- Freehold
- Double Glazed & Gas Central Heating
- Sought After Little Harwood Location



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Concrete flooring, solid wood front door.

#### Hallway

3' 7" x 10' 2" (1.09m x 3.10m) Carpet flooring, cupboard housing consumer unit, panel radiator.

#### Lounge

14' 5" x 19' 4" (4.39m x 5.89m) Carpet flooring, gas fire with marble hearth and surround, uPVC double glazed, panel radiator x3, TV point.

#### Kitchen

13' 2" x 6' 11" (4.01m x 2.11m) Range of fitted wall and base units and contrasting work surfaces, vinyl flooring, 4x ring gas hob, electric oven, plumbed for washing machine, tiled splashbacks, space for fridge freezer, stainless steel sink and drainer, cupboard housing boiler, uPVC double glazed window x2 and wooden back door, panel radiator.

#### Bedroom

9' 1" x 12' 3" (2.77m x 3.73m) Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

#### Bathroom

5' 2" x 8' 11" (1.57m x 2.72m) Wet room flooring, three piece suite in white, tiled floor to ceiling, heated towel radiator, uPVC wood framed frosted window.



# FLOORPLAN



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.