

Cunliffe Close, Blackburn, Lancashire. BB1 5QX

£165,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

TRUE BUNGALOW IN THE HEART OF SUNNYBOWER WITH NO ONWARD CHAIN Welcome to this true semi-detached bungalow nestled in the heart of Sunnybower, perfectly positioned on Cunliffe Close. Presenting a delightful two-bedroom residence, this well-appointed home is presented to the market with no chain delay, offering a seamless transition for its new owners.

As you step through the front door, you are welcomed by a spacious hallway adorned with convenient storage solutions, setting the tone for the thoughtful design found throughout the property. The lounge boasts fitted storage units, creating a tidy and organized living space, while large windows fill the room with natural light. The kitchen, a recent addition, showcases modernity and functionality with brand new appliances seamlessly integrated and sleek wall and base units in a white high gloss finish. The aesthetic is further enhanced by white brick-effect tiling, providing a contemporary touch to this culinary haven. The master bedroom, a spacious retreat, features fitted furniture, maximizing storage and ensuring a clutter-free environment. A second single bedroom adds versatility to the living space, accommodating various lifestyle needs. The three-piece shower room in white, complete with a vanity unit for storage, provides a stylish and convenient amenity. The loft is fully boarded ideal for storage.

Externally, the property is complemented by driveway parking for two cars, a single garage equipped with power and lighting, and a superb rear garden. This outdoor oasis features well-maintained hedges, a lawn, and a flagged patio, creating an ideal setting for outdoor activities, relaxation, and entertainment. Conveniently located close to a bus route, this residence is within easy reach of excellent amenities, making daily life effortlessly accessible. Don't miss the opportunity to make this charming semi-detached bungalow in Sunnybower your home.

FEATURES

- True Bungalow In The Heart Of Sunnybower
- No Chain Delay
- Brand New Kitchen with Fitted Appliances
- Superb Gardens Front & Rear
- Driveway Parking
- Garage With Power & Lighting
- Located Close to a Bus Route
- Freehold
- Council Tax Band B; On A Water Meter
- Fully Boarded Loft



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, storage cupboard, panel radiator, uPVC double glazed window.

Lounge

Carpet flooring, fitted units, panel radiator x 2, TV point, uPVC double glazed window.

Kitchen

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, 4 x ring induction hob, extractor fan, tiled splashback, electric oven, space for microwave, integral fridge and freezer, space for washing machine, stainless steel sink and drainer, panel radiator, uPVC double glazed window and door to rear.

Hallway

Carpet flooring, loft access.

Bedroom One

Carpet flooring, fitted furnishings, panel radiator, uPVC double glazed window.

Bedroom Two

Carpet flooring, storage cupboard, panel radiator, uPVC double glazed window.

Bathroom

Vinyl flooring, three piece in white with mains fed shower enclosure, vanity housing basin, ceiling spotlights, storage cupboard, radiator, frosted uPVC double glazed window.



FLOORPLAN & EPC

Floor 0 Building 1

Floor 0 Building 2

Approximate total area*
796.64 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.