Willow Mount, Blackburn, Lancashire. BB1 9DA

£135,000 Freehold

FOR SALE

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Blackburn
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PROPERTY DESCRIPTION

TRUE BUNGALOW IN ENVIABLE BROWNHILL LOCATION WITH NO ONWARD CHAIN Occupying a superb plot stands this versatile, semi-detached bungalow which offers well appointed accommodation. This charming property is completed by driveway parking, a garage and gardens and will make a truly wonderful home for anyone looking to reside in this delightful setting.

This admirable bungalow benefits from a freehold tenure and briefly comprises an entrance vestibule and hallway, leading to the inviting lounge which flows beautifully in to the light filled conservatory which enjoys garden views. The second reception room provides an excellent space for dining. The fitted kitchen boasts ample storage in the form of and eye level units with contrasting work surfaces with space for under counter appliances. In addition to this are two double bedrooms which both benefit from fitted wardrobes to ensure the space is utilized in the best way. Completing the property internally is the fully tiled, three piece family bathroom suite. The property is warmed through gas central heating and benefits from double glazing throughout.

Situated in a superb position on Willow Mount, this property is within walking distance to a wide array of shops, two bakeries, beauty salons and bus routes, enabling easy access in to Blackburn, Whalley and Clitheroe. Driveway parking is present to the front of the home, as well as a single garage benefitting from power and lighting and presents the ideal space for a home office/hobby room at the rear. There is a flagged rear garden offering a wonderful space to enjoy the outdoors. Internal viewing is highly advised.

FEATURES

- True Bungalow in Enviable Brownhill Location
- No Chain Delay
- Two Reception Rooms
- Two Bedrooms
- Versatile Accommodation

- Front & Rear Gardens
- Driveway Parking
- Single Garage with Power & Lighting
- Council Tax Band C; No Water Meter
- Freehold

ROOM DESCRIPTIONS

Ground Floor

Vestibule

Tiled flooring, uPVC double glazed front door.

Hallway

carpet flooring, panel radiator, ceiling coving, cupboard housing immersion tank.

Lounge

14' 00" x 11' 06" (4.27m x 3.51m)
carpet flooring, panel radiator, TV point, ceiling coving, uPVC double glazed window, uPVC double glazed door to conservatory.

Dining Room

9' 11" x 7' 09" (3.02m x 2.36m)
carpet flooring, panel radiators, uPVC double glazed window, ceiling spotlights.

Conservatory

10' 02" x 9' 07" (3.10m x 2.92m)
Tiled flooring.

Kitchen

10' 05" x 7' 03" (3.17m x 2.21m)
Range of fitted wall and base units and contrasting work surfaces, tiled flooring, four ring gas hob, tiled splash backs, stainless steel sink and drainer, double electric oven, plumbed for washing machine and dishwasher, space for fridge freezer, wooden door to rear.

Bedroom 1

11' 06" x 7' 08" (3.51m x 2.34m)
Double Bedroom, carpet flooring, panel radiator, fitted wardrobe, uPVC double glazed window.

Bedroom 2

9' 00" x 7' 06" (2.74m x 2.29m)
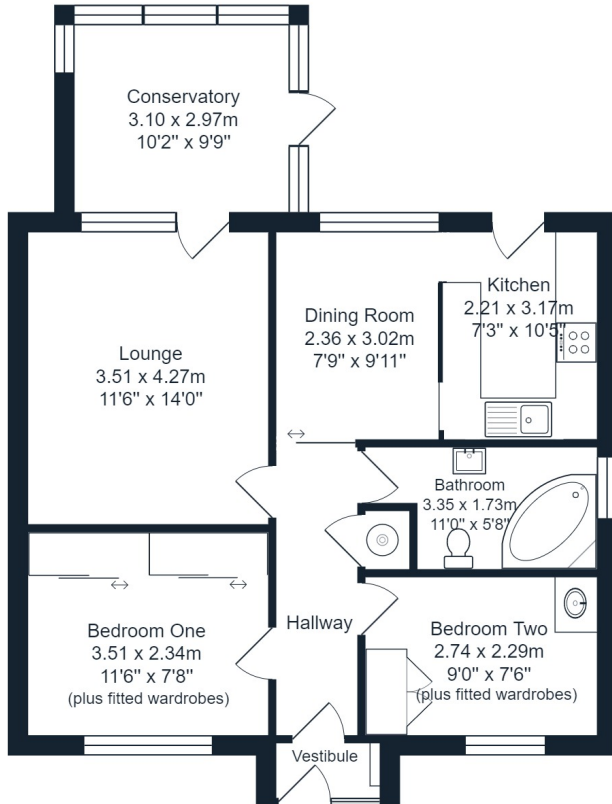Double bedroom, carpet flooring, panel radiator, fitted wardrobe, uPVC double glazed window.

Bathroom

11' 00" x 5' 08" (3.35m x 1.73m)
Vinyl flooring, 3 piece in white, tiled floor to ceiling, radiator, uPVC frosted double glazed window.

Conservatory
3.10 x 2.97m
10'2" x 9'9"

Lounge
3.51 x 4.27m
11'6" x 14'0"

Dining Room
2.36 x 3.02m
7'9" x 9'11"

Kitchen
2.21 x 3.17m
7'3" x 10'5"

Bathroom
3.35 x 1.73m
11'0" x 5'8"

Bedroom One
3.51 x 2.34m
11'6" x 7'8"
(plus fitted wardrobes)

Hallway

Bedroom Two
2.74 x 2.29m
9'0" x 7'6"
(plus fitted wardrobes)

Vestibule

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Total Area: 72.8 m² ... 783 ft²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) **A**		
(81-91) **B**		86
(69-80) **C**		
(55-68) **D**	69	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

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