



Cherryclough Way, Blackburn

An impressive three bedroom link detached bungalow sat on a generous plot and situated within a highly desirable area in Blackburn, This beautifully presented home has been maintained to the highest of standards and boasts an abundance of space with an open plan living and dining room, two double bedrooms and a further single bedroom, conservatory and modern fitted kitchen. With an extensive driveway, double garage and enviable garden, this property truly ticks all the boxes and shouldn't be missed!

Located just off Livesey Branch Road, this property benefits from having an abundance of local amenities close by including convenience stores, hairdressers, pubs and supermarkets. Cherry Tree Train Station is within close proximity alongside amazing transport links to Blackburn Town Centre, Preston and beyond.

This property is a must view so get in contact with our sales team today!

- True Link Detached Bungalow
- No Chain
- Double Garage and Large Driveway
- Three Bedrooms
- Brimming With Character
- Stunning Location
- Generous Plot
- Modern Fitted Kitchen
- Freehold

Offers in the region of £250,000

Cherryclough Way, Blackburn

Ground Floor

Entrance Vestibule

4'7" x 3'4" (1.41m x 1.04m)

UPVC partially double glazed entrance door with beautiful stained glass feature, uPVC double glazed windows surround, wall light fitting, central heating radiator, meter cupboard, wood effect flooring.

Open Plan Living / Dining Room

15'8" x 11'7" / 8'9" x 8'7" (4.79m x 3.55m / 2.69m x 2.63m)

Two uPVC double glazed windows, three ceiling light fittings, two central heating radiators, coving to ceiling, feature gas fireplace with wood surround, doors to kitchen and hallway, 'Hive' smart central heating system, alarm system, space for dining set, wood effect flooring.

Kitchen

10'11" x 8'7" (3.34m x 2.62m)

UPVC double glazed window, uPVC partially glazed door to side of property and garage, a range of wood wall and base units with black laminate worktops, composite sink and drainer, freestanding double oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, full tiled elevations, ceiling light fitting, central heating radiator, coving to ceiling, wood effect flooring.

Hallway

11'3" x 6'2" (3.45m x 1.88m)

Ceiling light fitting, coving to ceiling, doors to three bedrooms, a family bathroom suite, airing cupboard and wood effect flooring.

Bedroom One

14'0" x 8'9" (4.27m x 2.69m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, fitted wardrobes, carpeted flooring.

Bedroom Two

11'5" x 8'11" (3.48m x 2.73m)

UPVC double glazed window, uPVC double glazed door to conservatory, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring. fitted wardrobes.

Bedroom Three

8'7" x 6'5" (2.64m x 1.98m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.



Bathroom

6'2" x 5'1" (1.89m x 1.56m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled front mount flush WC, Walnut vanity wash basin with mixer tap, corner enclosed shower cubicle with direct feed showerhead, full tiled elevations, ceiling light fitting, chrome central heating towel rail, wood effect flooring.

Conservatory

13'6" x 8'2" (4.14m x 2.51m)

UPVC double glazed windows surround, uPVC Patio doors to rear, two wall light fittings, central heating radiator, wood effect flooring.

External

Front

Garden fronted with graveled bedding area, mature shrubbery, driveway for multiple vehicles, double gates leading to garage and rear.

Rear

Enclosed low maintenance garden with decking and a graveled bedding area. There is also a shed in the rear garden.

Garage

Attached double garage with up and over door, 'Vaillant' combi boiler.

Additional Information

Freehold

Council Tax Band C- Blackburn with Darwen Borough Council

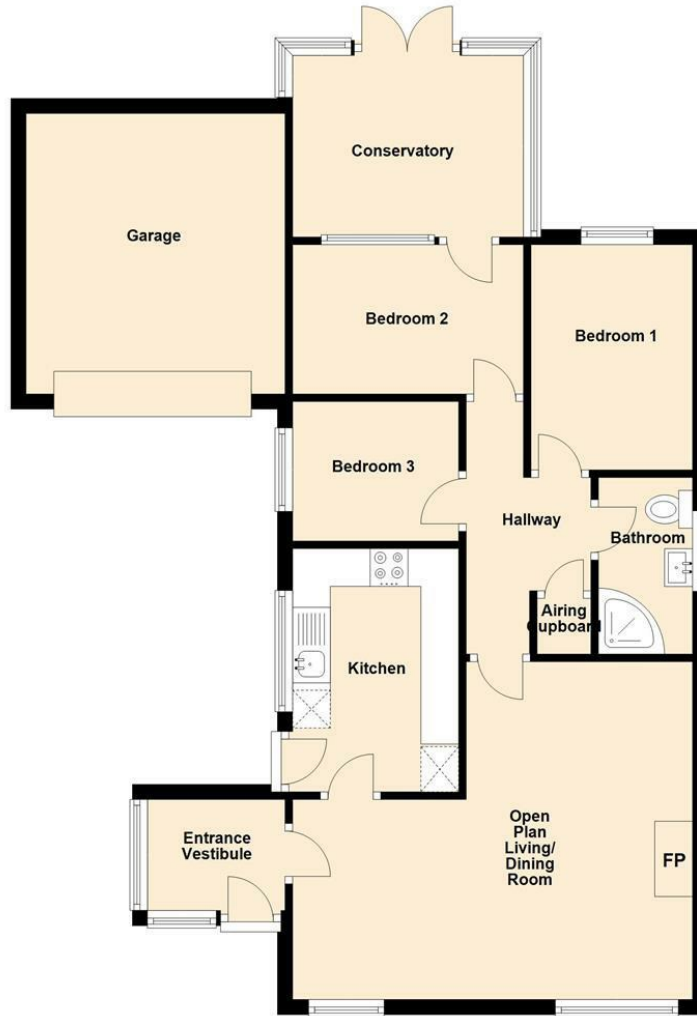
Water Meter

Hive Smart Central Heating System

'Vaillant' Combination Boiler Housed in Double Garage



Ground Floor



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 67 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |