



Hazel Grove, Blackburn

****CHARMING BUNGALOW RENOVATED TO THE HIGHEST OF STANDARDS****

Located on a desirable and quiet cul-de-sac in Knuzden sits this beautifully presented, three bedroom bungalow that has been fully renovated throughout to a high standard, boasting a stunning contemporary kitchen, luxurious bathroom, spacious accommodation and excellent front and rear gardens!

The property has strong network links to Oswaldtwistle, Accrington, Blackburn and beyond and is ideally situated close to all local schools and amenities making it the ideal purchase for a small family or couple!

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|-----------------------------|-------------------------------|-------------------------------|
| ■ Fully Renovated | ■ Semi Detached Bungalow | ■ Three Bedrooms |
| ■ Spacious Reception Room | ■ Contemporary Fitted Kitchen | ■ Three Piece Family Bathroom |
| ■ Gardens to Front and Rear | ■ Conservatory | ■ Beautifully Presented |

Offers in the region of £149,995

Hazel Grove, Blackburn

Ground Floor

Hallway

3'10" x 2'6" (1.18 x 0.78)

Welcoming hallway with access to reception room one and kitchen, porcelain oak look tiled flooring.

Reception Room

12'5" x 11'8" (3.79 x 3.56)

UPVC double glazed bay window, central heating radiator, ceiling light fitting, porcelain oak look tiled flooring.

Kitchen

12'4" x 7'9" (3.76 x 2.38)

UPVC double glazed window, range of cashmere wooden wall and base self close drawer units with solid oak surfaces and dresser, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob with extractor fan, integrated fridge/freezer, integrated dishwasher, tiled splashbacks, ceiling light fitting, central heating radiator, porcelain oak look tiled flooring.

Bedroom One

12'5" x 10'1" (3.79 x 3.08)

UPVC double glazed window, central heating radiator, ceiling light fitting with fan attachment, porcelain oak look tiled flooring.

Bathroom

5'7" x 4'11" (1.71 x 1.52)

UPVC double glazed window, three piece bathroom suite comprising; single flush WC, full pedestal wash basin with traditional taps, paneled bath with traditional taps and jacuzzi features, overhead mains feed shower with rainfall effect shower head and separate shower head attachment, ceiling spotlights, tiled flooring.

Dining Area

9'3" x 7'8" (2.84 x 2.35)

Doors to the kitchen, master bedroom, bathroom and conservatory, access to first floor, central heating radiator, coving to ceiling, ceiling light fitting, porcelain oak look tiled flooring.

Conservatory

16'3" x 8'1" (4.96 x 2.48)

New extension to create a conservatory which leads out to the rear garden and garage, wall light fitting, porcelain oak look tiled flooring.

First Floor



Landing

7'9" x 2'1" (2.38 x 0.64)

Doors leading to the two bedrooms, Velux skylight fitted above stairs, carpet flooring.

Bedroom Two

14'7" x 8'10" (4.46 x 2.70)

UPVC double glazed Velux skylight, central heating radiator, ceiling light fitting, carpet flooring.

Bedroom Three

10'0" x 5'0" (3.05 x 1.54)

UPVC double glazed Velux skylight, central heating radiator, ceiling light fitting, carpet flooring.

External

Front

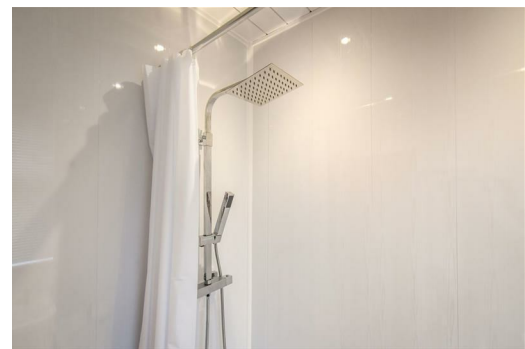
Tiered front garden enclosed with brick wall, steps leading to the front of the property.

Garage

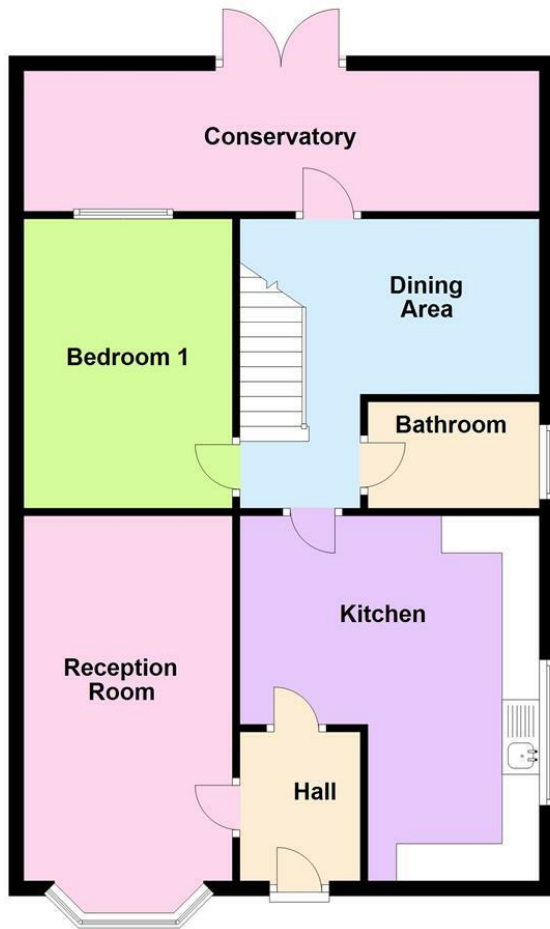
Fully powered, lighting and plumbing for a washing machine.

Rear

Enclosed rear garden paved with Indian Stone with bedding areas for plants/shrubbery, security light on the conservatory, tarmac driveway providing off road parking and access to the detached garage.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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