



### Swallow Drive, Blackburn

\*\*\* FANTASTIC ONE BEDROOM BUNGALOW IN SOUGHT AFTER AREA \*\*\*

Situated in a private residential estate within walking distance to Whalley Range, we are delighted to welcome to the market this lovely one bedroom bungalow. Brimming with potential and boasting a spacious layout with a recently fitted wet room, double bedroom, large open plan lounge and fitted kitchen, abundance of storage and a beautiful rear garden, this property would make the perfect rental investment or downsize!

This property benefits from being within walking distance from Whalley Range and Blackburn Town Centre which offer a wide range of shops, supermarkets, bakeries, doctors and places to eat. In addition, Blackburn train station is a ten minutes walk which provides transport to Bolton, Preston and beyond. There are also excellent bus routes to the surrounding areas.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Spacious Bungalow
- Recently Fitted Wet Room
- Close To Blackburn Town Centre
- No Chain Delay
- Permit Parking
- Council Tax Band A
- One Double Bedroom
- Large Open Lounge and Kitchen
- Freehold

**Offers in excess of £80,000**

# Swallow Drive, Blackburn

## Ground Floor

### Hallway

12'5" x 2'10" (3.79m x 0.87m)

UPVC front door to hallway, ceiling light fitting, loft access via hatch (insulated), doors to the lounge/ kitchen, bedroom, wet room and two storage cupboards (with lighting), wood effect flooring.

### Lounge

19'2" x 10'7" (5.86m x 3.25m)

Two uPVC double glazed windows, uPVC door to rear garden, ceiling light fitting, two feature wall lightings, central heating radiator, smoke alarm, feature gas fireplace with wood surround, open access to kitchen, wood effect flooring.

### Kitchen

8'0" x 7'10" (2.45m x 2.40m)

UPVC double glazed windows, a range of wood wall and base units with contrasting worktops, part tiled splash backs, inset one and a half sink with drainer, double electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, ceiling light fitting, open access to lounge, tiled flooring.

### Bedroom

14'1" x 8'9" (4.31m x 2.67m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fully fitted wardrobes, wood effect flooring.

### Wet Room

8'0" x 5'3" (2.46m x 1.62m)

UPVC double glazed frosted window, a newly fitted wet room comprising of: a close coupled front mount WC, semi pedestal wash basin, walk-in electric feed shower, PVC wall panels, ceiling light fitting, central heating radiator, vinyl flooring.

### External

#### Front

Permit parking (to find out more, contact our office).

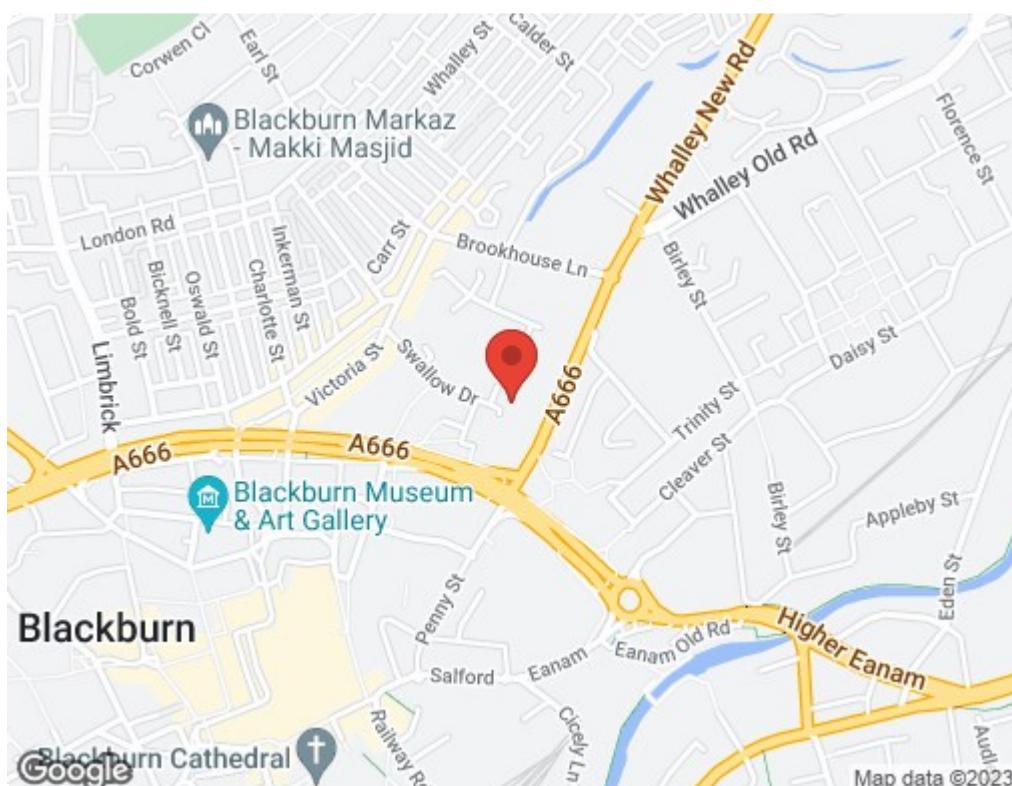
#### Rear

Enclosed garden with a flagged patio area leading to decking.





## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		66
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	