



The Dene, Beardwood, Blackburn, BB2 7QS



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£245,000

Crown Estate and Letting Agents are delighted to offer to the market this spacious three bedroomed detached bungalow, conveniently situated in the sought after area of Beardwood.

The accommodation briefly consists of: entrance porch, hallway, lounge, dining room, kitchen, utility room, three bedrooms, ensuite to master bedroom and a family bathroom. The property benefits from gas central heating and wood double glazing. Externally there are gardens to the front, both sides and the rear. The property also has the addition benefit of a detached garage and a driveway with space for approx 3 cars. The property is situated close to local schools and is a short distance from Blackburn Golf Club and Blackburn town centre. There is also easy access to nearby motorway networks.

Accommodation:

Entrance Porch

Dimensions: 1.63m x 1.49m

The entrance porch consists of: wood door, ceiling light point, coving, single panel radiator, carpet flooring and door to hallway.

Hallway

Dimensions: 5.68m x 0.92m

The hallway consists of: two ceiling light points, coving, two storage cupboards, loft access, single panel radiator and carpet flooring

Lounge

Dimensions: 5.91m x 3.35m

The lounge comprises of: wood framed double glazed bay window, ceiling light point, 2 wall light points, double panel radiator, TV and telephone point, electric fire with feature surround and and remote control, coving, carpet flooring and archway leading to dining room.

Dining Room

Dimensions: 2.98m x 2.96m

Reception room two comprises of: 2 wood framed double glazed windows, ceiling light point, single panel radiator, coving and carpet flooring.

Kitchen

Dimensions: 2.96m x 2.31m

The kitchen is part tiled and consists of: wood framed double glazed window, spotlight lighting, fully fitted wall and base units, built in electric oven with gas hob, stainless steel sink with mixer tap and drainer, double panel radiator, built in dishwasher, built in fridge freezer, tiled flooring and double glazed wood door leading to rear.



Utility

Dimensions: 2.74m x 1.56m

The utility comprises of: base units, plumbing for washing machine, wall mounted boiler, ceiling light point, tiled flooring, single panel radiator and door to side garden.

Bedroom One

Dimensions: 5.53m x 3.52m

Bedroom one comprises of: double glazed patio doors, ceiling light point, double panel radiator, built in wardrobe and dresser, and carpet flooring.

En Suite to Bedroom One

Dimensions: 2.70m x 1.66m

The en suite is fully tiled and consists of: frosted double glazed window, ceiling light point, WC, vanity sink unit, bath with overhead shower, single panel radiator and carpet flooring.

Bedroom Two

Dimensions: 4.52m x 2.84m

Bedroom two comprises of: wood framed double glazed window, ceiling light point, single panel radiator and carpet flooring.

Bedroom Three

Dimensions: 3.08m x 3.03m

Bedroom three comprises of: wood framed double glazed window, ceiling light point, TV point, single panel radiator and carpet flooring.

Family Bathroom

Dimensions: 2.57m x 2.15m

The family bathroom is fully tiled and consists of: frosted double glazed window, ceiling light point, hand wash basin, WC, bath with overhead shower and lino flooring.

Outside

Externally, the property benefits from gardens to the front side and rear. The rear garden is mainly laid to lawn with paved patio area, suitable for outdoor dining, mature shrubs and fenced perimeters. To the front is a well maintained lawn. There is gated access to the side, a detached single garage and a driveway with space for 3-4 cars.

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