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## **'OLD CO OP' KNUZDEN BROOK, BLACKBURN**

**£325,000**



*'The Old Co Op'* is a fabulous converted bank dated back to the 1800's. Now established as a spacious family home boasting wonderful features suited to family life.

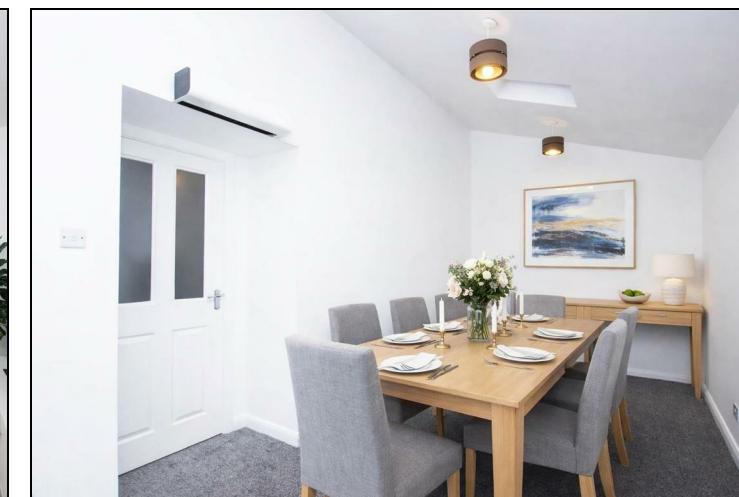
The property comprises; entrance hall, spacious lounge, modern kitchen, utility, WC, dining room, snug/games room & office. To the first floor there is a bright generous landing area giving access to four bedrooms, bathroom & master en-suite. The property is finished off to a crisp neutral style, ideal for buyers wanting to move straight in. Externally the property comes with private landscaped gardens, private gated entrances & private parking.

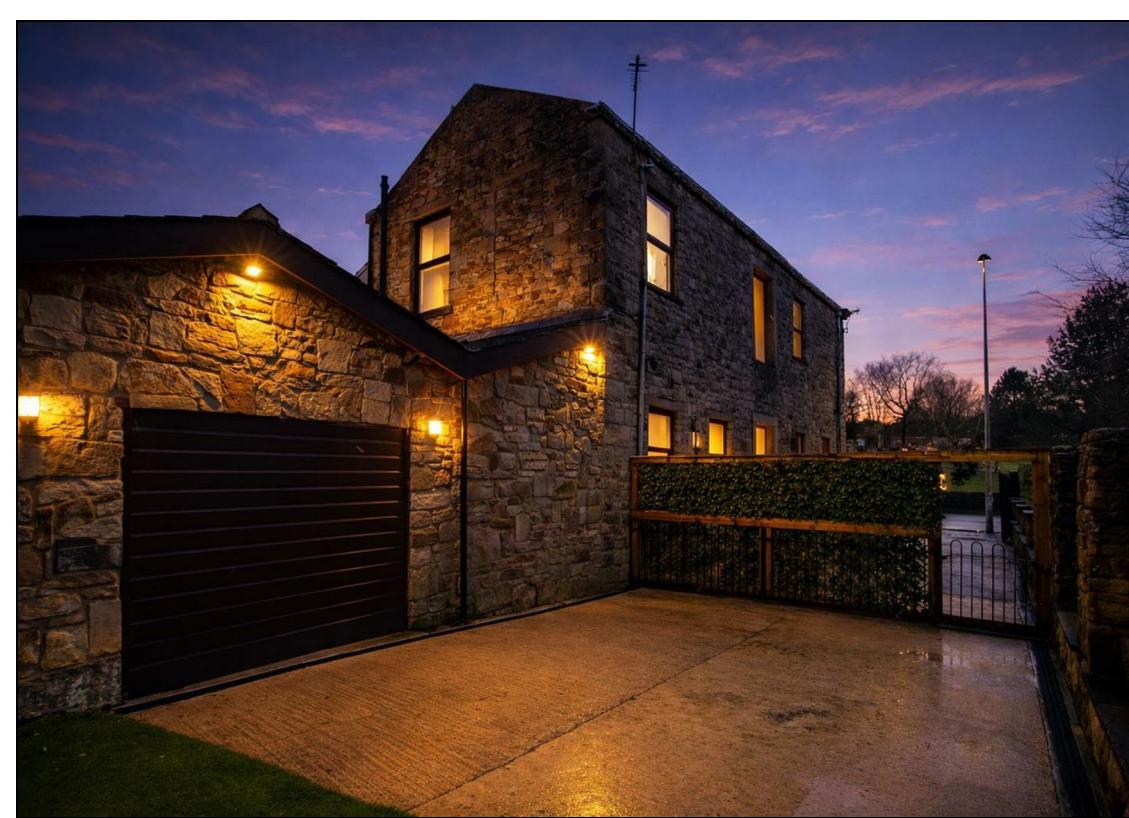
Knuzden Brook is handily located for motorway access as well as roads into towns of Accrington, Blackburn & Darwen. There are a range of amenities within walking distance along with a picturesque grass area in front.

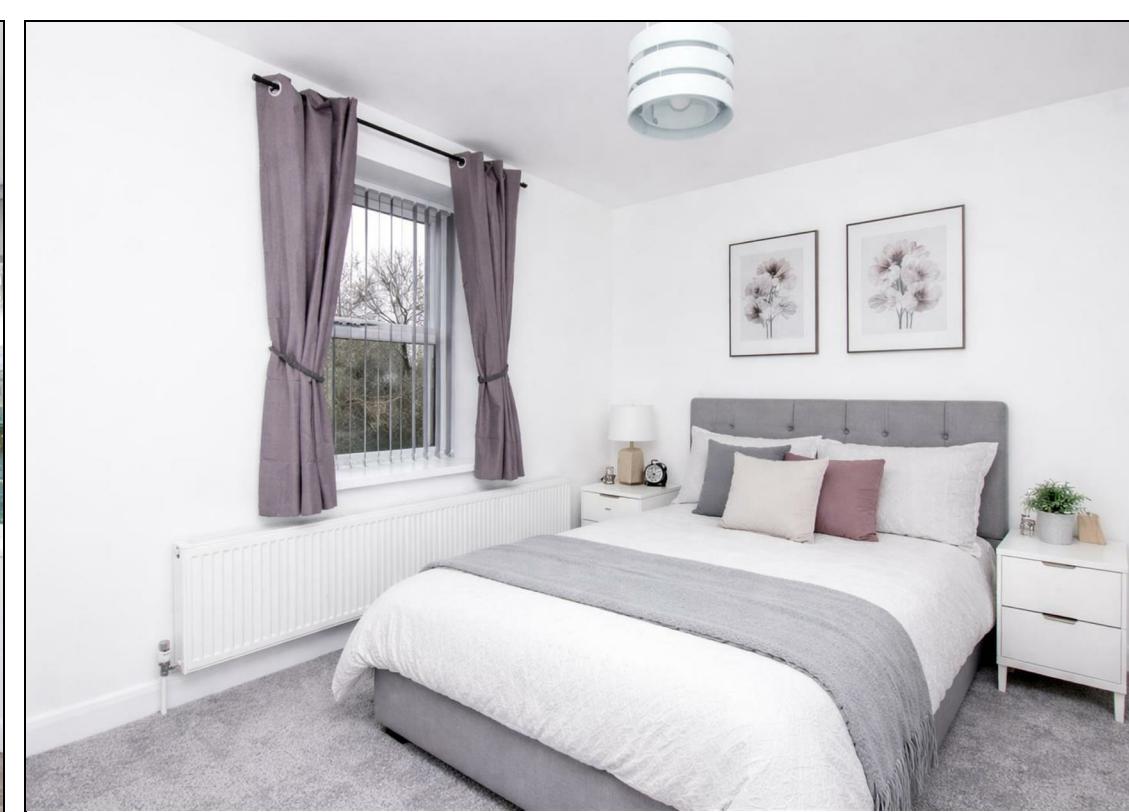
**OUR THOUGHTS** - *'For growing families this provides excellent value for money with an added bonus of no onward chain'*

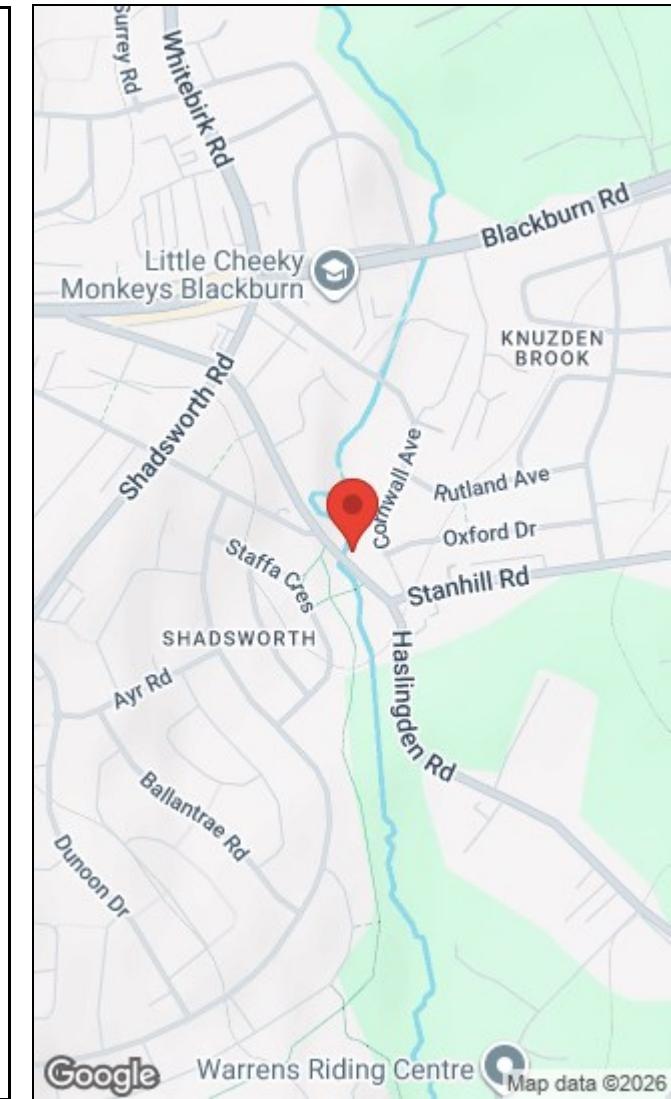
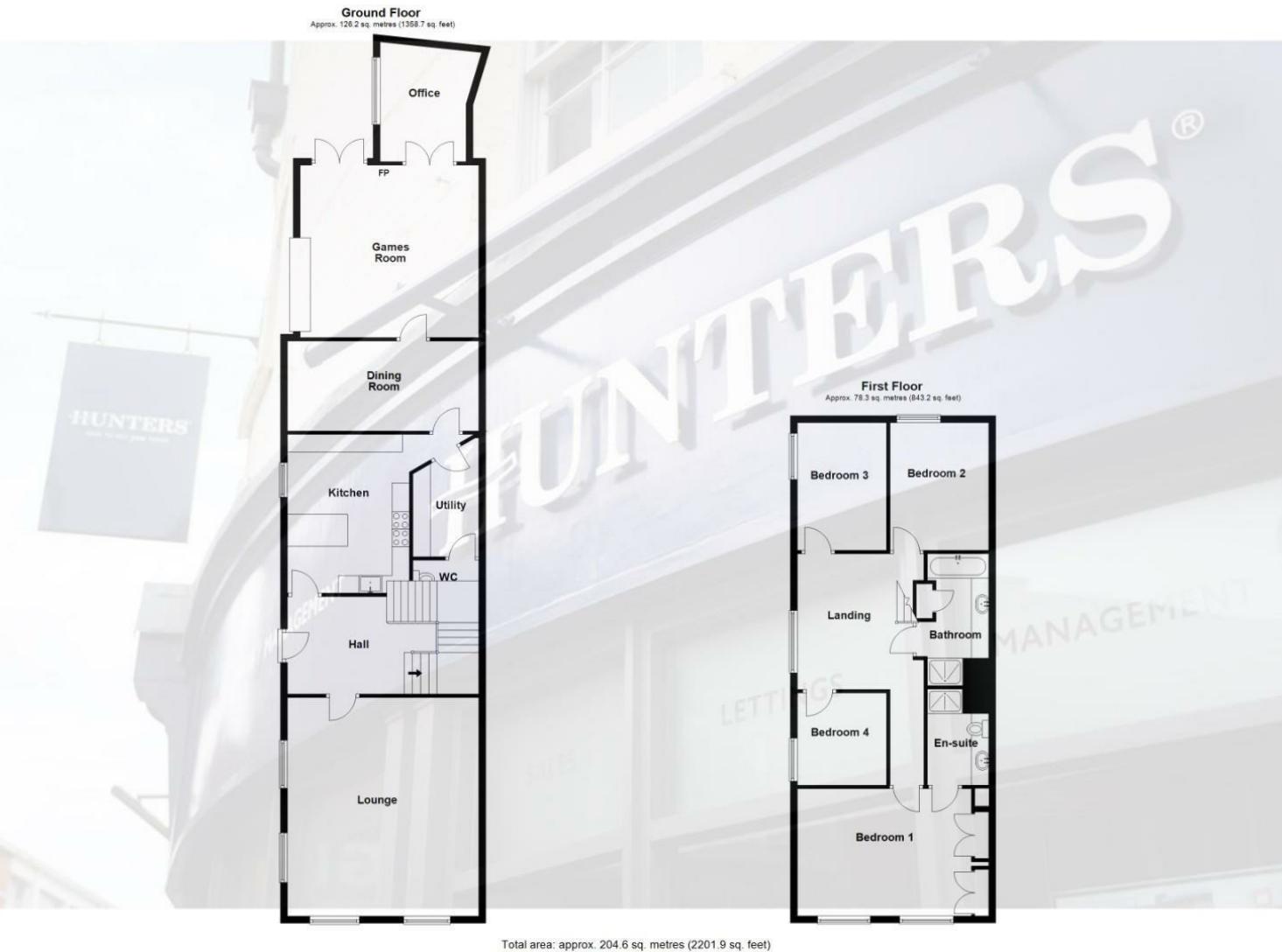
## KEY FEATURES

- Impressive Stone Built Home
- Four Bedrooms
- Three Reception Rooms
- Modern Kitchen With Utility & WC
- Office
- Bathroom & Master En-suite
- Private Landscaped Gardens
- Private Parking
- No Onward Chain
- Converted Barn









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	81	
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