



St. Oswalds Road, , Blackburn, BB1 2DS

- Semi Detached Bungalow
- Spacious Lounge
- Three Bedrooms
- Front & Rear Gardens

£165,000



St. Oswalds Road, , Blackburn, BB1 2DS

DESCRIPTION

Hunters are pleased to bring to market this true semi detached bungalow in a popular area of Blackburn.

The property comprises; entrance hall, spacious lounge, kitchen, bathroom and three bedrooms. The third bedroom is versatile and can be used for additional living space or dining. To the front there is a lawn garden alongside a private double length driveway. To the rear there is a two tiered garden with access to a single garage.

St Oswald's Road is handily located for motorway access as well as roads into towns of Accrington, Blackburn & Darwen.

OUR THOUGHTS - 'Bungalows are always hard to come by. With no onward chain this is competitively priced'

Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £30 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





Total area: approx. 73.4 sq. metres (789.8 sq. feet)

Viewings

Please contact darwen@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency 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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



16 Wellington Fold, Darwen, Lancashire, BB3 1PU
Tel: 01254 706471 Email: darwen@hunters.com <https://www.hunters.com>

