



HUNTERS®
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BELGRAVE CLOSE, BLACKBURN

£195,000



We are delighted to welcome this super impressive bungalow on a quiet cul-de-sac in Blackburn. Having recently undergone a full programme of modernisation, this is ready to go straight away with the benefit of no onward chain.

The property comprises; entrance hall with storage, spacious lounge, open plan kitchen with snug area, two double bedrooms and a brand new shower room. From the snug area there are patio doors accessing a landscaped south facing garden. The rear garden has a mix of flower beds and Indian stone flags & is described as a sun trap in the warmer months. There is also direct access into a single garage benefitting from additional above head storage space. In front of the garage there is a private driveway and there are lawn gardens running along the front and left side of the property providing extra kerb appeal.

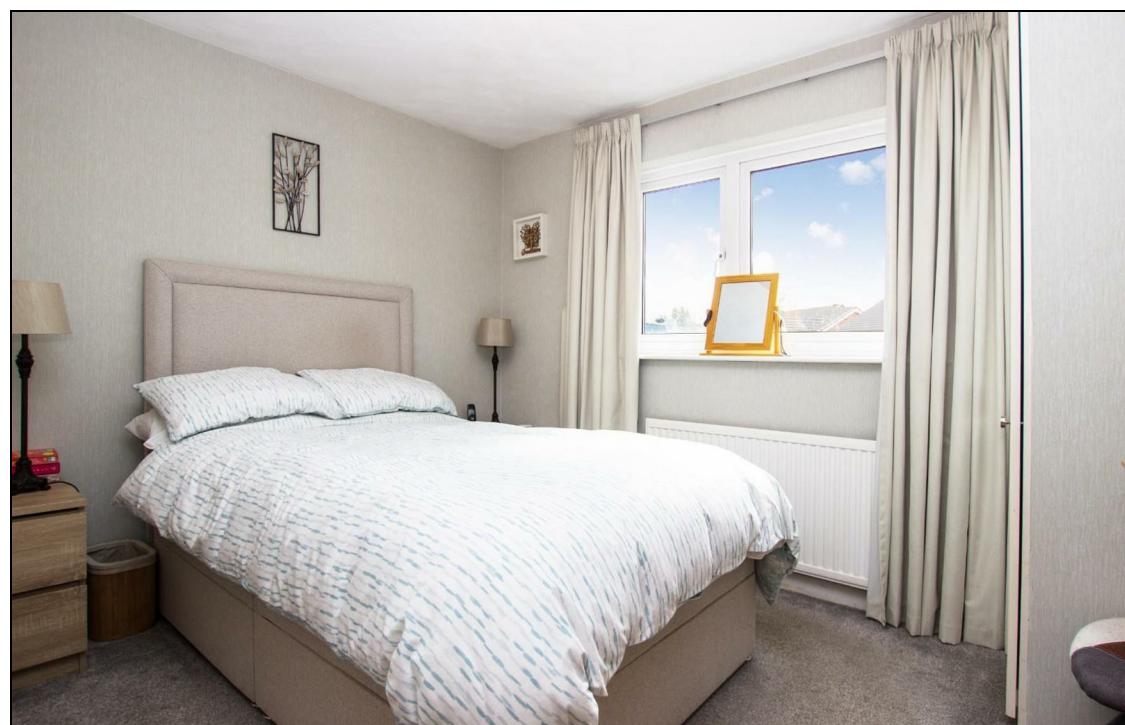
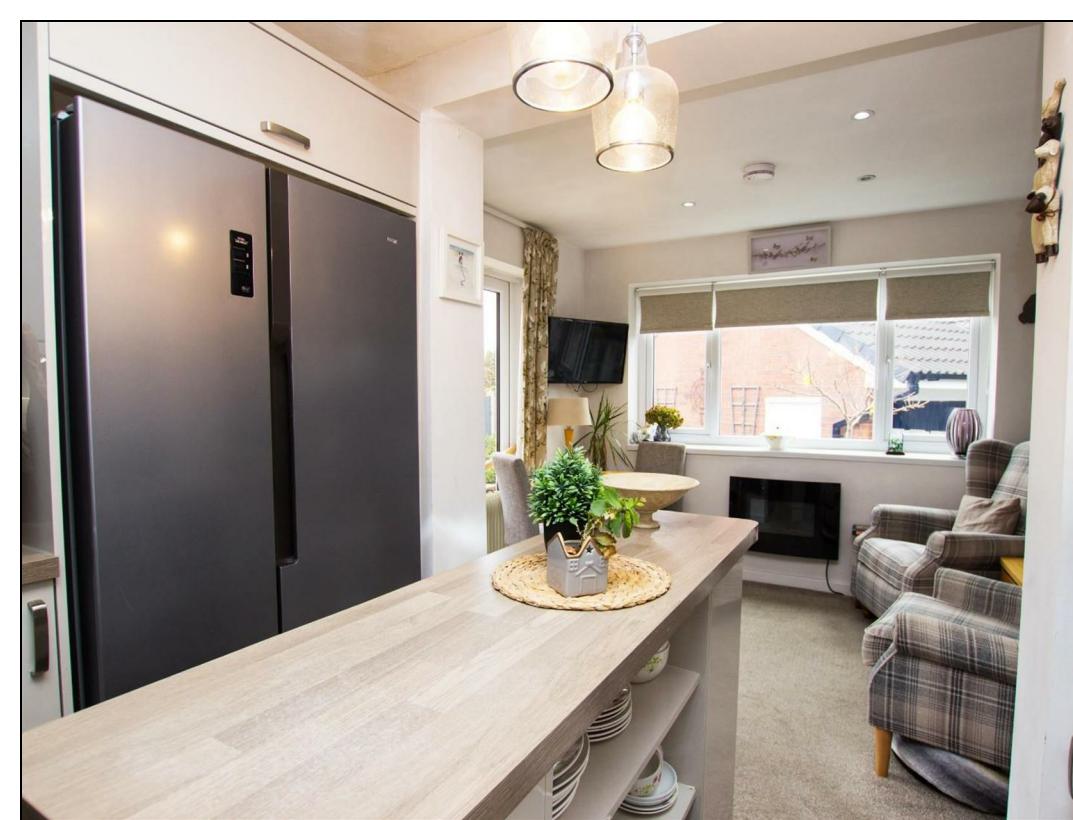
Belgrave Close is a quiet cul-de-sac on the outskirts of Witton, providing easy access into Blackburn town centre along with surrounding areas of Cherry Tree & Pleasington.

OUR THOUGHTS - *'A beautiful bungalow which impresses in every department. If you need a property on one level and have a budget taking you up to 200K this has to be looked at'*

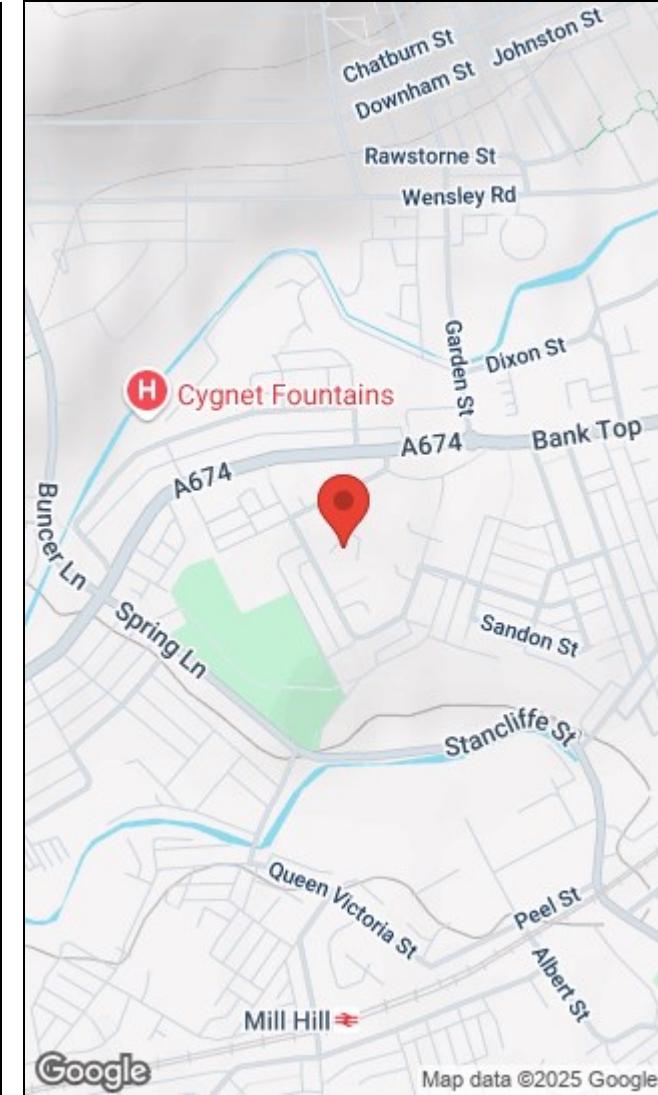
KEY FEATURES

- Beautiful True Detached Bungalow
- Cleverly Designed Kitchen With Snug Area
 - Spacious Lounge
 - Brand New Shower Room
- South Facing Landscaped Rear Garden
 - Driveway & Garage
- Ideal For Anyone Downsizing
 - Quiet Cul-De-Sac
 - No Onward Chain
- High Levels Of Interest Expected









Energy Efficiency Rating		Environmental Impact (CO ₂) 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		
		87	
		Current Potential	
Very environmentally friendly - lower CO ₂ emissions (92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		58	

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