



**PROCTORS**  
ESTATE AGENTS

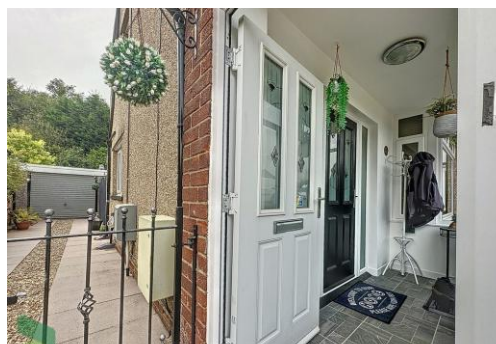
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**20 Kentmere Drive, Blackburn, BB2 5HF**

**"Offers In Region Of" £240,000**

An immaculate, modern semi-detached situated in this much sought after residential area at Cherry Tree. The extended accommodation is in excellent condition throughout and provides three bedrooms, (two with fitted wardrobes), an impressive fully tiled three-piece shower room, an attractive lounge with feature fireplace, extended dining room and an excellent fully fitted kitchen with quality units and appliances. Outside there are superb gardens. The rear garden is deceptively spacious and private. It is low maintenance with astroturf and paved areas. There is a driveway leading to a detached garage (with a new roof). The property has had many improvements carried out and includes gas central heating, PVC double-glazing and solar panels (owned). Viewing is a must to fully appreciate.





20 Kentmere Drive, Blackburn

TENURE

We are advised by the vendor that the property is Leasehold (approximately £6.50 per annum). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

Cloakroom cupboard, laminate flooring, radiator

LOUNGE

20' 9" x 10' 9" (6.32m x 3.28m) Living flame gas fire in period style fireplace, PVC double-glazed window, radiator, laminate flooring, folding doors to:

DINING ROOM

10' 7" x 10' 1" (3.23m x 3.07m) PVC double-glazed patio doors, radiator, laminate flooring, spot-lighting

FULLY FITTED KITCHEN

16' 10" x 8' 11" (5.13m x 2.72m) Wall and floor units including drawers, built in double oven, five plate gas hob, extractor, stainless steel single drainer sink unit, plumbed for automatic washing machine and dryer, PVC double-glazed windows and door, tiled flooring, underfloor heating, plumbed for washing machine, dryer and dishwasher

FIRST FLOOR

Landing, PVC double-glazed window, loft access with pull down ladder, boarded lift & housing gas fired central heating boiler unit

BEDROOM 1

12' 10" x 8' 10" (3.91m x 2.69m) Measurements plus fitted wardrobes and drawers, matching dressing table unit, PVC double-glazed window, radiator, wood flooring

BEDROOM 2

10' 9" x 8' 5" (3.28m x 2.57m) PVC double-glazed window, radiator, laminate flooring

BEDROOM 3

7' 2" x 7' 1" (2.18m x 2.16m) (measurements minimum), Fitted wardrobes and cupboards, PVC double-glazed window, radiator

THREE PIECE SHOWER ROOM

Walk in shower, wash hand basin, W/C, two PVC double-glazed windows, fully tiled walls and flooring, spot-lighting



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
Band C  
Blackburn with Darwen Borough Council  
69c

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## 20 Kentmere Drive, Blackburn

### OUTSIDE

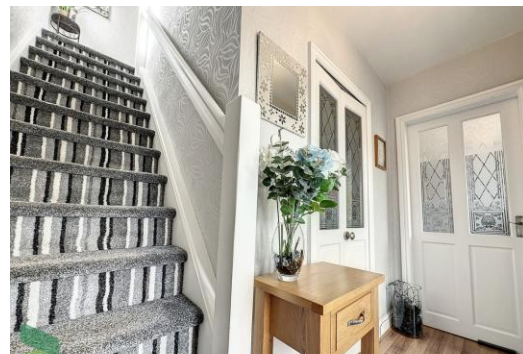
Very attractive gardens. The rear garden is private with astroturf and paved patio

### GARAGE

18' 0" x 9' 0" (5.49m x 2.74m) New roof and a driveway for off road parking

### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. 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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		