



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



2 Billinge Close, Blackburn

£375,000

A very impressive and distinguished detached true bungalow enjoying a larger than average corner plot in an exclusive cul-de-sac in this much sought after residential area off Billinge Avenue. The property is conveniently situated for all local amenities including Tauheedul, Westholme and Witton High Schools.

The accommodation is well presented and maintained to a high standard. There is a spacious entrance hall, an attractive lounge, dining room, kitchen, three bedrooms, a three piece bathroom and a three piece shower room. There is a large loft (for potential extension). It has gas central heating and PVC double glazing. Externally, there are generous sized gardens to the front, side and rear. An Indian stone driveway leads to an integral garage. Viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Double radiator, built in storage cupboard, loft access - boarded loft

LOUNGE

22' 11" x 14' 8" (6.99m x 4.47m) 3 x PVC double glazed windows, 2 x double radiators, living flame gas fire in fire surround

DINING ROOM

13' 1" x 8' 10" (3.99m x 2.69m) Radiator, 2 x PVC double glazed windows

BEDROOM ONE

16' 9" x 11' 1" (5.11m x 3.38m) 2 x PVC double glazed windows, radiator

BEDROOM TWO

10' 11" x 8' 6" (3.33m x 2.59m) PVC double glazed window, radiator

BEDROOM THREE

11' 5" x 9' 9" (3.48m x 2.97m) Radiator, PVC double glazed window

THREE PIECE BATHROOM

Panelled bath, part tiled walls, wash basin, WC, PVC double glazed window, chrome radiator

THREE PIECE SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazed window, radiator

FULLY FITTED DINING KITCHEN

13' 5" x 11' 5" (4.09m x 3.48m) Wall & floor units including drawers, stainless steel single drainer sink unit, built in oven, gas hob, PVC double glazed window & door, concealed gas fired central heating boiler unit, plumbed for washing machine, radiator

OUTSIDE

Large well laid gardens to the front, sides & rear, lawned, mature hedges & bushes, Indian stone driveway

GARAGE

18' 4" x 9' (5.59m x 2.74m) Radiator, up & over door, PVC double glazed window

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.



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	54E

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.

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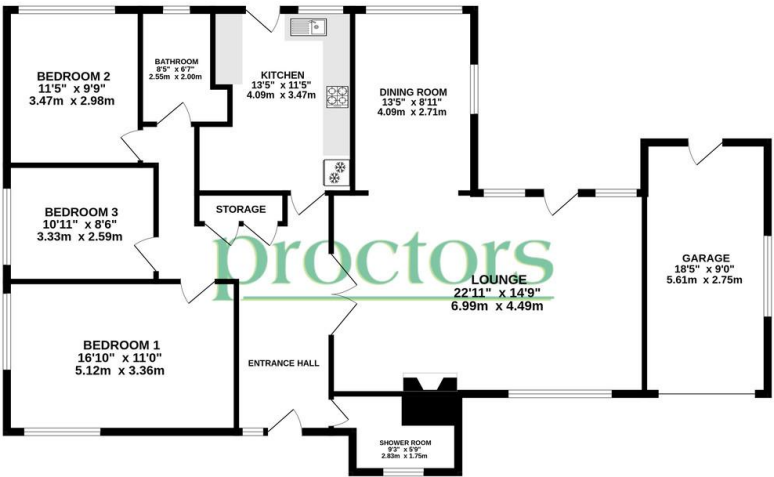
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GROUND FLOOR
1413 sq.ft. (131.3 sq.m.) approx.



2 BILLINGE CLOSE - MARKETED BY PROCORDS ESTATE AGENTS
TOTAL FLOOR AREA: 1413 sq.ft. (131.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		