



Kentmere Drive, Blackburn

£285,000

Internal inspection is essential to fully appreciate this completely refurbished and excluded semi-detached house in this sought after residential location of Cherry Tree and close to all local amenities, with the Leeds and Liverpool canal directly to the rear. The property has been tastefully modernised throughout to provide spacious living accommodation with the benefit of four bedrooms (one on the ground floor) and three bathrooms. There is a lounge, an open-plan dining room and fully fitted kitchen. The property has gas central heating and PVC double glazing installed and has been redecorated and carpeted throughout. There are garden areas to the front and rear (this is screened from the canal but has direct access onto the canal path.) There is a driveway to the side and a garage to the side. Viewing is highly recommended.



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TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door

ENTRANCE HALL

LOUNGE

18' 9" x 11' (5.72m x 3.35m) PVC double glazed window, radiator, open staircase

DINING ROOM

13' 2" x 9' 5" (4.01m x 2.87m) PVC double glazed French doors, radiator, open to

FULLY FITTED KITCHEN

11' 9" x 10' 3" (3.58m x 3.12m) Full range of wall & floor units including drawers, built in oven, microwave, hob, extractor, stainless steel single drainer sink unit, breakfast bar

SITTING ROOM/BEDROOM

8' 8" x 8' 4" (2.64m x 2.54m) Radiator, PVC double glazed window

TWO PIECE BATHROOM

Panelled bath with shower above, wash basin, PVC double glazed window, chrome radiator

FIRST FLOOR

LANDING

BEDROOM ONE

12' 9" x 10' 6" (3.89m x 3.2m) Radiator, 2 x PVC double glazed windows, storage cupboard

EN SUITE SHOWER ROOM

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

BEDROOM TWO

13' 3" x 8' 10" (4.04m x 2.69m) Radiator, PVC double glazed window



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	56d

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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BEDROOM THREE

13' 3" x 9' 2" (4.04m x 2.79m) Radiator, PVC double glazed window

THREE PIECE BATHROOM

Panelled bath with shower & screen, wash basin, WC, PVC double glazed window, chrome radiator

OUTSIDE

Gardens to the front & rear, driveaway, garage

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		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		